

IN RE: PETITIONS FOR SPECIAL HEARING & ZONING VARIANCE	* BEFORE THE
W/S Mayfield Ave., 640 ft. +/-	* ZONING COMMISSIONER
N of Windsor Mill Road	
"Mayfield Woods"	* OF BALTIMORE COUNTY
2nd Election District	
2nd Councilmanic District	* Case No. 96-58-SPHA
Mayfield Woods Ltd. Partnership	
Petitioner	*

\*\*\*\*\*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Variance for certain individual lots in the subdivision known as Mayfield Woods, located adjacent to Carlson Lane and Rhonda Court in Baltimore County. The Petitions are filed by the property owner, Mayfield Woods Ltd. Partnership, through Simon Rosenberg, General Partner. The Petition for Special Hearing requests approval of setback variances as shown on the variance Petition in lieu of an amendment to the development plan. The Petition for Variance is more specific and requests relief from Section 1B01.2.C.2.A (V.B.5.a of the CMDP, 1991) to allow a rear yard setback of 30 ft. for lots 17 thru 31, lots 33 and 34, and 45 thru 49. Also requested is a side yard setback of 30 ft., for lot 62, in lieu of the required 35 ft. The subject property and requested relief are more particularly shown on the site plan (Petitioner's Exhibit No. 1) submitted at the hearing.

Appearing at the requisite public hearing held for this case was Simon Rosenberg on behalf of Mayfield Woods Ltd. Partnership, property owner. Also appearing was Herbert Malmud, a registered property line surveyor who prepared the site plan. The Petitioner was represented by Michael Tanczyn, Esquire. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence presented was that the subject property in its entirety is approximately 17.64 acres zoned D.R.5.5. The

ORDER RECEIVED FOR FILING  
Date 9/15/95  
By M. Howard

MICROFILMED

tract is being developed by the Petitioner as a community of single family dwellings. County approval has been obtained for the development and, in fact, construction is underway. Much of the infrastructure is completed, including certain internal roads and utility hookups. The proposed community will feature 65 single family dwellings. Of this number, 13 are built, 11 are actually occupied and two serving as models.

The Petitioner indicated that since the plan approval, several developments have occurred which justify the requested variances. First, the setback regulations have been altered and the setbacks now proposed are in compliance with current regulations. Variances are still needed, however, from the controlling regulations, which were in effect at the time of plan approval. More significantly, proffered testimony was that market conditions have changed. Specifically, the Petitioner believes that slightly larger houses will satisfy public demand for the housing types sought in this community. Lastly, due to the construction of the existing infrastructure, adjustment of lot lines and reconfiguration of the plan layout is not possible.

All of these factors require the Petitioner to seek the subject variances and special hearing relief. The variances primarily relate to a number of the houses on the west side of the property abutting Rhonda Court. These are lots 17 thru 31. It is of note that the rear of these houses face a community of existing townhouses on a neighboring tract. Six other lots, as shown on the site plan, require identical rear yard setbacks. The side yard variance is required for lot No. 62. This lot is unique in view of its location adjacent to the tract boundary and because of the orientation of the proposed dwelling.

Although no Protestants or interested persons appeared, several relevant comments were received from the member agencies of the Zoning Plans

9/24/95  
Mr. Gosh

Advisory Committee (ZAC). The Development Plans Review Division notes the existence of a drainage and utility easement on a portion of the property. Examination of the site plan disclosed that no construction is proposed within that easement, thus, there will be no interference with same. A supportive comment was issued by the Office of Planning and Zoning which indicates that the proposed amendment to the plan is in accordance with the specific standards and requirements of the BCZR and CMDP.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Special Hearing and Variance. I find as a matter of fact that the Petitioner has satisfied the requirements of Section 307 and the case law. Thus, the requested relief shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21<sup>st</sup> day of September 1995, that, pursuant to the Petition for Special Hearing, approval of setback variances as shown on the variance Petition in lieu of an amendment to the development plan, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B01.2.C.2.A (V.B.5.a of the CMDP, 1991) to allow a rear yard setback of 30 ft. for lots 17 thru 31, lots 33 and 34, and 45 thru 49, and a side yard setback of 30 ft., for lot 62, in lieu of the required 35 ft., be and is hereby GRANTED, subject, however to the following restrictions, which are conditions precedent to the relief granted herein:


1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever

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Date 9/21/95  
By Ch. G. Cook

reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. There shall be no construction within the area of the drainage and utility easement along the back of lot 17, between lots 30 and 31 and between lots 45 and 45, as requested by the Development Plans Review Division.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

DATE FILED  
9/21/95  
BY: [Signature]

RECEIVED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 20, 1995

Michael Tanczyn, Esquire  
608 Baltimore Avenue  
Towson, Maryland 21204

RE: Case No. 96-58-SPHA  
Petitions for Special Hearing and Variances  
Mayfield Woods Limited Partnership, Petitioner

Dear Mr. Tanczyn:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variances have been granted, with restriction, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

encl.

cc: Mr. Herbert Malmud  
100 Church Lane  
Baltimore, Md. 21208

MICROFILMED





# Petition for Special Hearing

96-58-SPHA

to the Zoning Commissioner of Baltimore County

for the property located at MAYFIELD WOODS

which is presently zoned 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

the setback variances on the accompanying variance petition in lieu of an amendment to the development plan.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

MAYFIELD WOODS LMT PARTNERSHIP

(Type or Print Name)

Signature SIMON ROSENBERG, G.P.

(Type or Print Name)

Signature

12116 ARBIE RD 301-622-0646

Address

Phone No.

SILVER SPRING, MD 20904

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

prior JLL REVIEW



57

See  
100 AR but VPR  
ATTACHED.



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at MAYFIELD WOODS

which is presently zoned 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.2.a (VB5a CMDP, 1991)

to allow a rear yard setback of 30 feet (for lot nos. 17 thru 31, 33 & 34, 45 thru 49) and a side yard setback of 30 ft. (for lot no. 62) in lieu of the required 35 ft. each

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

BUILDING ENVELOPE IS TOO SMALL TO ACCOMMODATE  
BUILDING SIZE BEING REQUESTED FOR THESE LOTS.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

MAYFIELD WOODS LMT. PARTNERSHIP

(Type or Print Name)

Signature SIMON ROSENBERG, G.P.

(Type or Print Name)

Signature

12116 ARBIE RD 301-622-0646

Address

Phone No.

SILVER SPRING MD 20904

City

State

Zipcode

Name, Address and phone number or representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE 8-7-95

J. LEWIS REVIEW



Printed with Soybean Ink  
on Recycled Paper



H. MALMUD & ASSOCIATES, INC.  
100 CHURCH LANE  
BALTIMORE, MARYLAND 21208

TELEPHONE (410) 653-9511

DESCRIPTION FOR ZONING PETITION  
MAYFIELD WOODS  
BALTIMORE COUNTY, MARYLAND

57  
96-58-SHA

VARIANCE SITES

Being Lots 17 to 31, 33 & 34, 45 to 49, and Lot 62 on the "1st Amended Plat of Mayfield Woods" as recorded in Baltimore County Plat Book 65, folio 86.

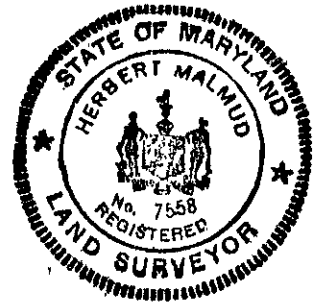
Containing 3.313 of acres, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE

Herbert Malmud  
Registered Land Surveyor  
Maryland No 7558

August 3, 1995

FILE: Mayfld Var Zon DESC 27



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H. MALMUD & ASSOCIATES, INC.  
100 CHURCH LANE  
BALTIMORE, MARYLAND 21208

TELEPHONE (410) 653-9511

57  
96-58-SPHA

DESCRIPTION FOR SPECIAL HEARING  
MAYFIELD WOODS  
BALTIMORE COUNTY, MARYLAND

= SPH site

Being the total property outline as shown on the "1st Amended Plat of Mayfield Woods" as recorded in Baltimore County Plat Book 65, folio 86.

Containing ~~17.64~~ of acres, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE

Herbert Malmud  
Registered Land Surveyor  
Maryland No 7558

August 3, 1995

FILE: Mayfld SpHear  
DESC 27



MICROFILMED

**CERTIFICATE OF POSTING** 96-58-SPH  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

District 2nd Date of Posting 9/2/95  
Posted for: Special Hoarding + Variance  
Petitioner: Mayfield Woods  
Location of property: 413 Mayfield Ave. N. Windson Md/Rd  
Location of Signs: Along no delay on property being zoned  
Remarks: \_\_\_\_\_  
Posted by [Signature] Date of return: 9/8/95  
Number of Signs: 1

**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-58-SPHA  
(Item 57)  
"Mayfield Woods"  
W/S Mayfield Avenue, 640' +/- N of Windsor Mill Road; N & S/S Rhonda Court (2-32 even and 3-11 odd and 35 and 37) and 8007 Carlson Lane  
2nd Election District  
2nd Councilmanic  
Legal Owner(s):  
Mayfield Woods Limited Partnership  
Hearing: Tuesday, September 19, 1995 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve the setback variances on the accompanying variance petition in lieu of an amendment to the development plan. Variance to allow a rear yard setback of 30 feet (for lots nos. 17 thru 31, 33 & 34, 45 thru 49) and a side yard setback of 30 feet (for lot no. 62) in lieu of the required 35 feet each.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3353.

(2) For information concerning the File and/or Hearing. Please Call 887-3351.  
8/30 Aug. 31.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 9/1, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/31, 1995.

THE JEFFERSONIAN.

*A. H. Henrichson*  
LEGAL AD. - TOWSON  
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

NO.

Item # 57

004920

DATE 8-7-95 ACCOUNT R-001-6150

96-58-SPHA

AMOUNT \$ 720.00

RECEIVED  
FROM:

MAYFIELD Woods LTD Partnership  
# 070 - MAX fee (variables + 13PH) — \$650.00  
# 080 - 2 signs + posting at \$35.00 — 70.00

FOR:

owner: MAYFIELD Woods LTD Partnership \$720.00  
SPE: MAYFIELD Woods LTD Partnership \$720.00  
25 + 34, 45 thru 62  
BA 001-54AMPD-07-95

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

TO: PUTUMENT PUBLISHING COMPANY  
August 31, 1995 Issue - Jeffersonian

Please forward billing to:

Mayfield Woods Limited Partnership  
12116 Arbie Road  
Silver Spring, MD 20904  
301-622-0646

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-58-SPHA (Item 57)

"Mayfield Woods"

W/S Mayfield Avenue, 640' +/- N of Windsor Mill Road;

N & S/S Rhonda Court (2-32 even and 3-11 odd and 35 and 37) and

8007 Carlson Lane

2nd Election District - 2nd Councilmanic

Legal Owner: Mayfield Woods Limited Partnership

HEARING: TUESDAY, SEPTEMBER 19, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the setback variances on the accompanying variance petition in lieu of an amended to the development plan.

Variance to allow a rear yard setback of 30 feet (for lots nos. 17 thru 31, 33 & 34, 45 thru 49) and a side yard setback of 30 feet (for lot no. 62) in lieu of the required 35 feet each.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**COPY**

August 25, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-58-SPHA (Item 57)

"Mayfield Woods"

W/S Mayfield Avenue, 640' +/- N of Windsor Mill Road;

N & S/S Rhonda Court (2-32 even and 3-11 odd and 35 and 37) and

8007 Carlson Lane

2nd Election District - 2nd Councilmanic

Legal Owner: Mayfield Woods Limited Partnership

HEARING: TUESDAY, SEPTEMBER 19, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the setback variances on the accompanying variance petition in lieu of an amended to the development plan.

Variance to allow a rear yard setback of 30 feet (for lots nos. 17 thru 31, 33 & 34, 45 thru 49) and a side yard setback of 30 feet (for lot no. 62) in lieu of the required 35 feet each.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Mayfield Woods Limited Partnership

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

**MICROFILMED**





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 13, 1995

Mr. Simon Rosenberg  
Mayfield Woods Ltd. Partnership  
12116 Arbie Road  
Silver Spring, MD 20904

RE: Item No.: 57  
Case No.: 96-58-SPHA  
Petitioner: Mayfield Woods

Dear Mr. Rosenberg:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 7, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

10/13/95



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:   Arnold Jablon, Director                      DATE:   Aug. 28, 1995  
      Zoning Administration and Development Management

FROM: *[Signature]* Robert W. Bowling, P.E., Chief  
      Development Plans Review Division

RE:    Zoning Advisory Committee Meeting  
      for August 28, 1995  
      Item 057

The Development Plans Review Division has reviewed the subject zoning item. Per 1st Amended Plat of Mayfield Woods, SM 65/86, there are 20-foot Drainage and Utility Easements along the back of Lot 17, between lots 30 and 31, and between lots 45 and 46. See the attached check print for their locations, as shown in red.

RWB:sw



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: August 17, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: Mayfield Woods

INFORMATION:

Item Number: 57

Petitioner: Mayfield Woods LP

Property Size: \_\_\_\_\_

Zoning: DR-5.5

Requested Action: Special Hearing and Variance

Hearing Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1B01.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMDP.

Prepared by: \_\_\_\_\_

Division Chief: \_\_\_\_\_

PK/JL

WICK OFILMED

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/23/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 21, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 29, 55, 56, 57, 58, 60, 62,  
63 & 64.

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REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

*B-16-95*

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. *057 (JJS)*

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 8/21/95

DATE: 8/30/95

*ZAC Comments*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

*29*  
*55*  
*57*  
*58*  
*61*  
*63*  
*5*

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
"Mayfield Woods", W/S Mayfield Ave, 640'	*	ZONING COMMISSIONER
+/- N of Windsor Mill Rd; N & S/S Rhonda		
Ct (2-32 even and 3-11 odd and 35 and 37)	*	OF BALTIMORE COUNTY
and 8007 Carlson Lane, 2nd Election Dist.,		
2nd Councilmanic	*	CASE NO. 96-58-SPHA
Mayfield Woods Ltd. Partnership	*	
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13<sup>th</sup> day of September, 1995, a copy of the foregoing Entry of Appearance was mailed to Simon Rosenberg, G.P., Mayfield Woods Ltd. Partnership, 12116 Arbie Road, Silver Spring, MD 20904, Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

JAN 1 1996

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

HERB MALMUD, H. MALMUD & ASSO

100 CHURCH LA.

Simon Rosenberg, Mayfield Woods  
LTD Partnership

BALTIMORE MD 21208

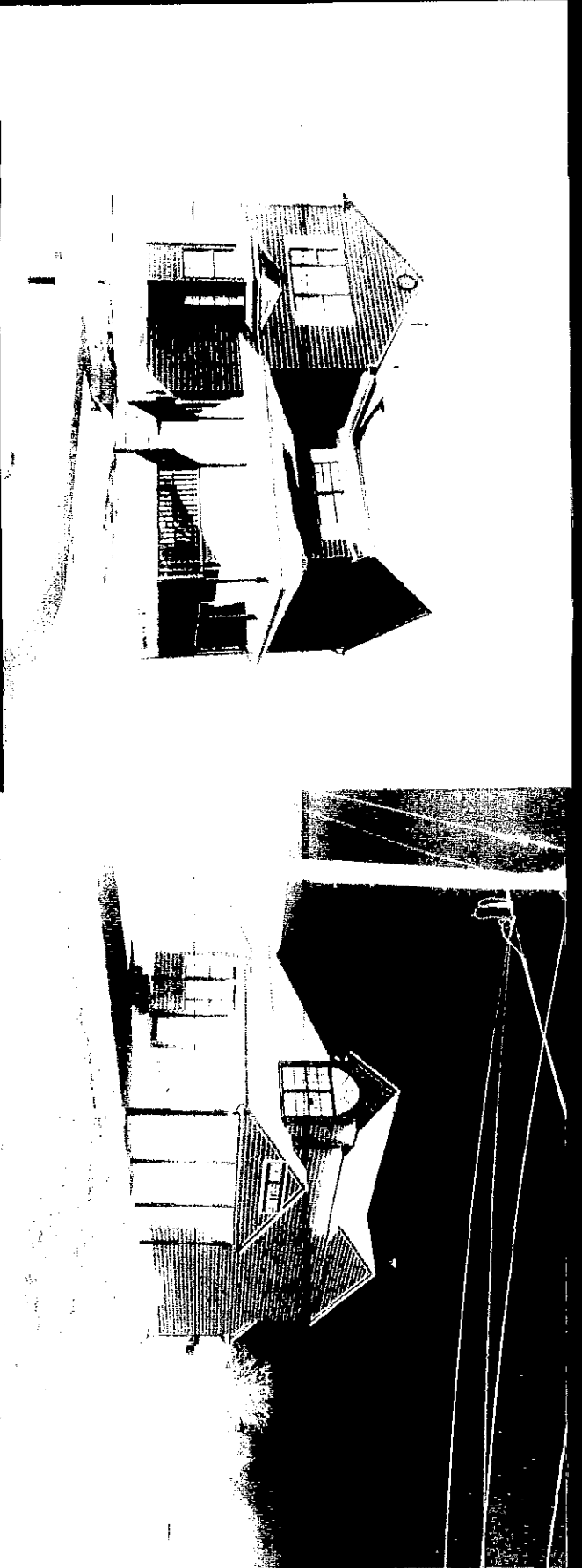
12116 Arbie Rd

Silver Spring. Md. 20904

Michael Tancyn

MICROFILMED

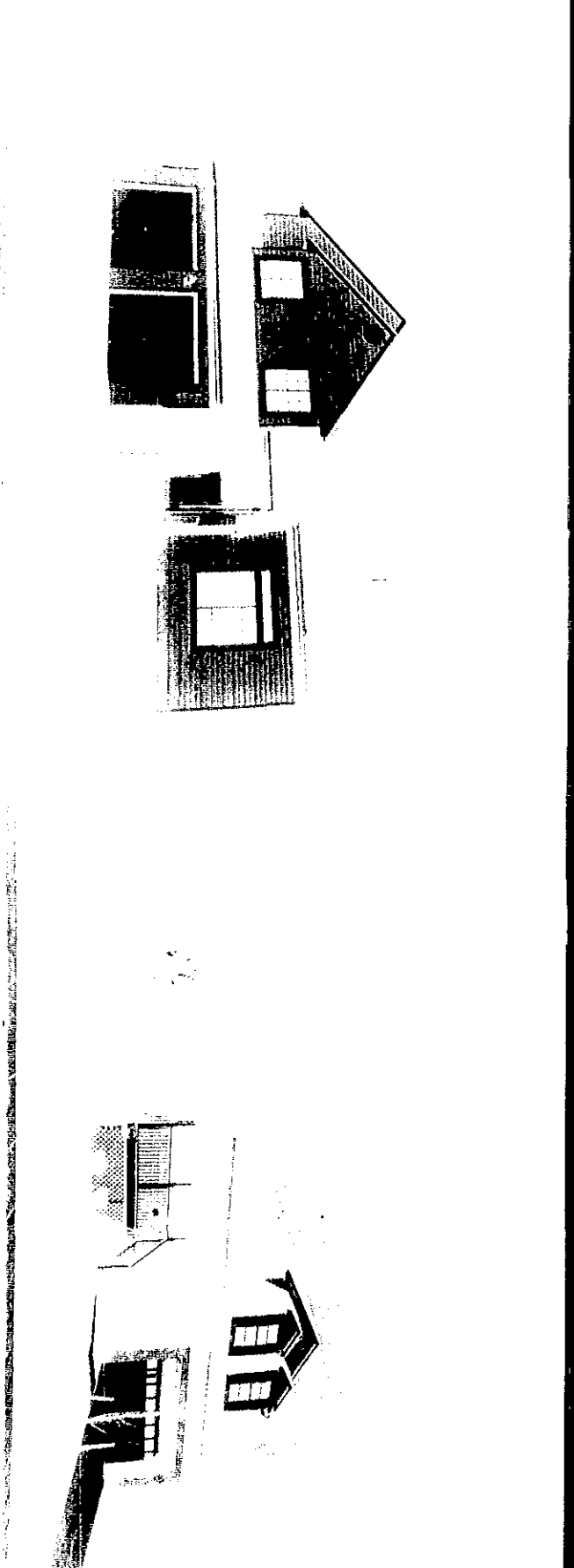
MODELS EXCLUDED FROM CONSTRUCTION IN PHASE TWO OF MAYFIELD WOODS DUE TO  
EXTERIOR BUILDING RESTRICTION LINE OF 35 FEET



CHESAPEAKE - B-1 - 45 FT. DEPTH

SUSQUEHANNA - B

- 40 FT. DEPTH



WICOMICO

- 43 FT. DEPTH

SENACCA & B

- 42 FT. DEPTH

Model 2000

51

10/21

96-58-SFH4

MODELS EXCLUDED FROM CONSTRUCTION IN PHASE TWO OF MAYFIELD WOODS DUE TO  
EXTERIOR BUILDING RESTRICTION LINE OF 35 FEET



ELK - 41 FT. DEPTH

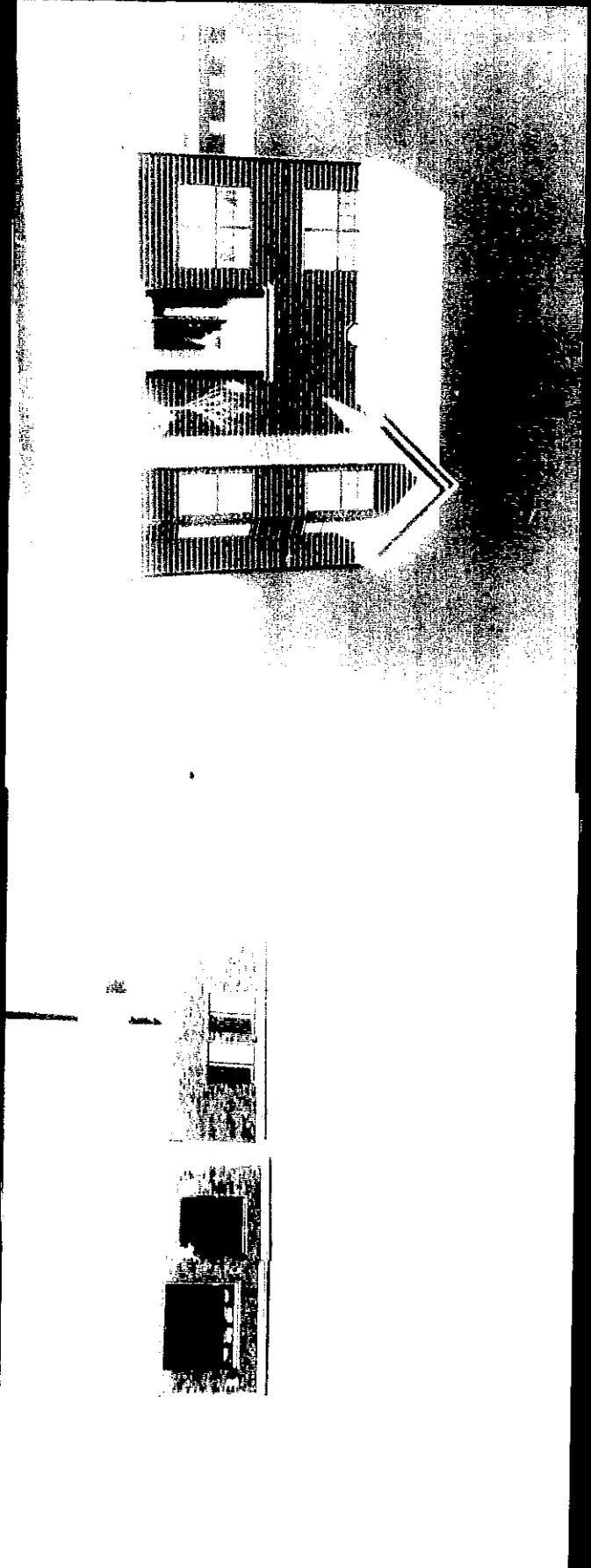
CHESAPEAKE - C

- 38 FT. DEPTH

MICROFILMEL

57

26



MAGOTHY - B - 38 FT. DEPTH

CHOPLANK 39 FT. DEPTH



D.R. 5.5  
**ROCKDALE**

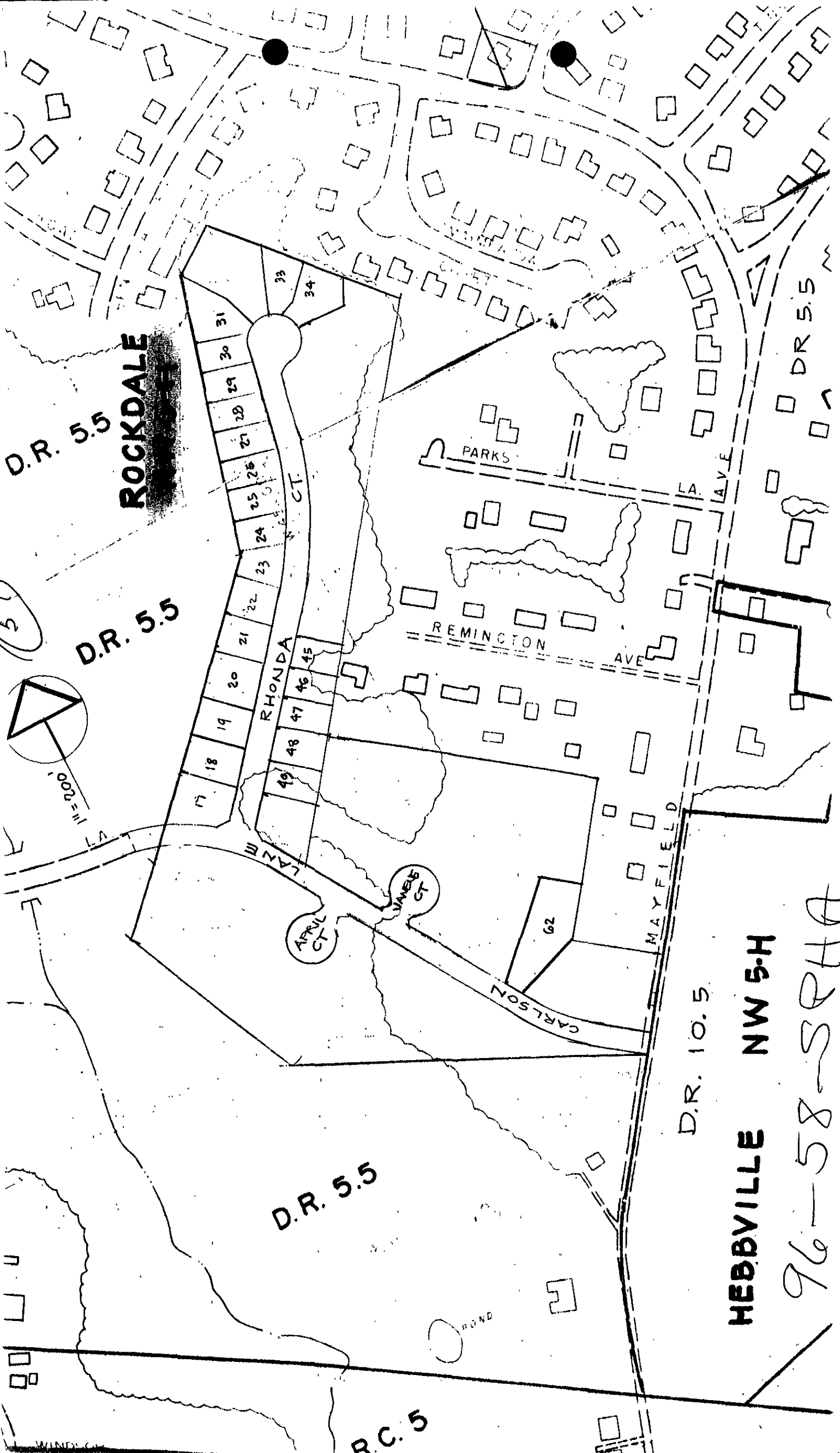
(57)  
D.R. 5.5

D.R. 5.5

D.R. 10.5

**HEBBVILLE NW 5-H**

96-58-SRHA



IN RE: PETITIONS FOR SPECIAL HEARING & ZONING VARIANCE	* BEFORE THE
W/S Mayfield Ave., 640 ft. +/-	* ZONING COMMISSIONER
N of Windsor Mill Road	
"Mayfield Woods"	* OF BALTIMORE COUNTY
2nd Election District	
2nd Councilmanic District	* Case No. 96-58-SPHA
Mayfield Woods Ltd. Partnership	
Petitioner	*

\*\*\*\*\*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Variance for certain individual lots in the subdivision known as Mayfield Woods, located adjacent to Carlson Lane and Rhonda Court in Baltimore County. The Petitions are filed by the property owner, Mayfield Woods Ltd. Partnership, through Simon Rosenberg, General Partner. The Petition for Special Hearing requests approval of setback variances as shown on the variance Petition in lieu of an amendment to the development plan. The Petition for Variance is more specific and requests relief from Section 1B01.2.C.2.A (V.B.5.a of the CMDP, 1991) to allow a rear yard setback of 30 ft. for lots 17 thru 31, lots 33 and 34, and 45 thru 49. Also requested is a side yard setback of 30 ft., for lot 62, in lieu of the required 35 ft. The subject property and requested relief are more particularly shown on the site plan (Petitioner's Exhibit No. 1) submitted at the hearing.

Appearing at the requisite public hearing held for this case was Simon Rosenberg on behalf of Mayfield Woods Ltd. Partnership, property owner. Also appearing was Herbert Malmud, a registered property line surveyor who prepared the site plan. The Petitioner was represented by Michael Tanczyn, Esquire. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence presented was that the subject property in its entirety is approximately 17.64 acres zoned D.R.5.5. The

ORDER RECEIVED FOR FILING  
Date 9/15/95  
By M. G. G. G.

MICROFILMED

tract is being developed by the Petitioner as a community of single family dwellings. County approval has been obtained for the development and, in fact, construction is underway. Much of the infrastructure is completed, including certain internal roads and utility hookups. The proposed community will feature 65 single family dwellings. Of this number, 13 are built, 11 are actually occupied and two serving as models.

The Petitioner indicated that since the plan approval, several developments have occurred which justify the requested variances. First, the setback regulations have been altered and the setbacks now proposed are in compliance with current regulations. Variances are still needed, however, from the controlling regulations, which were in effect at the time of plan approval. More significantly, proffered testimony was that market conditions have changed. Specifically, the Petitioner believes that slightly larger houses will satisfy public demand for the housing types sought in this community. Lastly, due to the construction of the existing infrastructure, adjustment of lot lines and reconfiguration of the plan layout is not possible.

All of these factors require the Petitioner to seek the subject variances and special hearing relief. The variances primarily relate to a number of the houses on the west side of the property abutting Rhonda Court. These are lots 17 thru 31. It is of note that the rear of these houses face a community of existing townhouses on a neighboring tract. Six other lots, as shown on the site plan, require identical rear yard setbacks. The side yard variance is required for lot No. 62. This lot is unique in view of its location adjacent to the tract boundary and because of the orientation of the proposed dwelling.

Although no Protestants or interested persons appeared, several relevant comments were received from the member agencies of the Zoning Plans

Advisory Committee (ZAC). The Development Plans Review Division notes the existence of a drainage and utility easement on a portion of the property. Examination of the site plan disclosed that no construction is proposed within that easement, thus, there will be no interference with same. A supportive comment was issued by the Office of Planning and Zoning which indicates that the proposed amendment to the plan is in accordance with the specific standards and requirements of the BCZR and CMDP.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Special Hearing and Variance. I find as a matter of fact that the Petitioner has satisfied the requirements of Section 307 and the case law. Thus, the requested relief shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21<sup>st</sup> day of September 1995, that, pursuant to the Petition for Special Hearing, approval of setback variances as shown on the variance Petition in lieu of an amendment to the development plan, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B01.2.C.2.A (V.B.5.a of the CMDP, 1991) to allow a rear yard setback of 30 ft. for lots 17 thru 31, lots 33 and 34, and 45 thru 49, and a side yard setback of 30 ft., for lot 62, in lieu of the required 35 ft., be and is hereby GRANTED, subject, however to the following restrictions, which are conditions precedent to the relief granted herein:


1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever

ORDER RECEIVED FOR FILING  
Date 9/21/95  
By Ch. G. Cook

reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. There shall be no construction within the area of the drainage and utility easement along the back of lot 17, between lots 30 and 31 and between lots 45 and 45, as requested by the Development Plans Review Division.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

DATE FILED  
9/21/95  
BY: [Signature]

RECEIVED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 20, 1995

Michael Tanczyn, Esquire  
608 Baltimore Avenue  
Towson, Maryland 21204

RE: Case No. 96-58-SPHA  
Petitions for Special Hearing and Variances  
Mayfield Woods Limited Partnership, Petitioner

Dear Mr. Tanczyn:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variances have been granted, with restriction, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

encl.

cc: Mr. Herbert Malmud  
100 Church Lane  
Baltimore, Md. 21208

MICROFILMED





# Petition for Special Hearing

96-58-SHA

to the Zoning Commissioner of Baltimore County

for the property located at MAYFIELD WOODS

which is presently zoned 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

the setback variances on the accompanying variance petition in lieu of an amendment to the development plan.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

MAYFIELD WOODS LMT PARTNERSHIP

(Type or Print Name)

Signature SIMON ROSENBERG, G.P.

(Type or Print Name)

Signature

12116 ARBIE RD 301-622-0646

Address

Phone No.

SILVER SPRING, MD 20904

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

prior JLL REVIEW



57

See 100 AR but VRR ATTACHED.



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at MAYFIELD WOODS

which is presently zoned 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.2.a (VB5a CMDP, 1991)

to allow a rear yard setback of 30 feet (for lot nos. 17 thru 31, 33 & 34, 45 thru 49) and a side yard setback of 30 ft. (for lot no. 62) in lieu of the required 35 ft. each

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

BUILDING ENVELOPE IS TOO SMALL TO ACCOMMODATE  
BUILDING SIZE BEING REQUESTED FOR THESE LOTS.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

MAYFIELD WOODS LMT. PARTNERSHIP

(Type or Print Name)

Signature SIMON ROSENBERG, G.P.

(Type or Print Name)

Signature

12116 ARBIE RD 301-622-0646

Address

Phone No.

SILVER SPRING MD 20904

City

State

Zipcode

Name, Address and phone number or representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL ☒ OTHER

REVIEWED BY: J. LEWIS REVIEW DATE 8-7-95



Printed with Soybean Ink  
on Recycled Paper





H. MALMUD & ASSOCIATES, INC.  
100 CHURCH LANE  
BALTIMORE, MARYLAND 21208

TELEPHONE (410) 653-9511

DESCRIPTION FOR ZONING PETITION  
MAYFIELD WOODS  
BALTIMORE COUNTY, MARYLAND

57  
96-58-SHA

VARIANCE SITES

Being Lots 17 to 31, 33 & 34, 45 to 49, and Lot 62 on the "1st Amended Plat of Mayfield Woods" as recorded in Baltimore County Plat Book 65, folio 86.

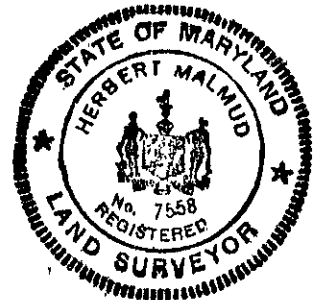
Containing 3.313 of acres, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE

Herbert Malmud  
Registered Land Surveyor  
Maryland No 7558

August 3, 1995

FILE: Mayfld Var Zon DESC 27



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H. MALMUD & ASSOCIATES, INC.  
100 CHURCH LANE  
BALTIMORE, MARYLAND 21208

TELEPHONE (410) 653-9511

57  
96-58-SPHA

DESCRIPTION FOR SPECIAL HEARING

MAYFIELD WOODS  
BALTIMORE COUNTY, MARYLAND

= SPH site

Being the total property outline as shown on the "1st Amended Plat of Mayfield Woods" as recorded in Baltimore County Plat Book 65, folio 86.

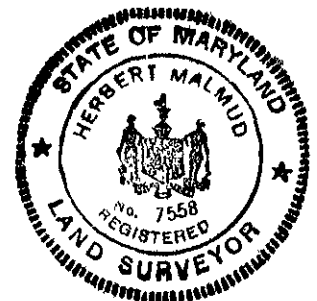
Containing ~~17.64~~ of acres, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE

Herbert Malmud  
Registered Land Surveyor  
Maryland No 7558

August 3, 1995

FILE: Mayfld SpHear  
DESC 27



MICROFILMED

**CERTIFICATE OF POSTING** 96-58-SPH  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

District 2nd Date of Posting 9/2/95  
Posted for: Special Hearing + Variance  
Petitioner: Mayfield Woods  
Location of property: 413 Mayfield Ave. N. Windson Md/Rd  
Location of Signs: Along no delay on property being zoned  
Remarks: \_\_\_\_\_  
Posted by [Signature] Date of return: 9/8/95  
Number of Signs: 1

**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-58-SPHA  
(Item 57)  
"Mayfield Woods"  
W/S Mayfield Avenue, 640' +/- N of Windsor Mill Road; N & S/S Rhonda Court (2-32 even and 3-11 odd and 35 and 37) and 8007 Carlson Lane  
2nd Election District  
2nd Councilmanic  
Legal Owner(s):  
Mayfield Woods Limited Partnership  
Hearing: Tuesday, September 19, 1995 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve the setback variances on the accompanying variance petition in lieu of an amendment to the development plan. Variance to allow a rear yard setback of 30 feet (for lots nos. 17 thru 31, 33 & 34, 45 thru 49) and a side yard setback of 30 feet (for lot no. 62) in lieu of the required 35 feet each.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3351.

8/30 Aug. 31.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 9/1, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/31, 1995.

THE JEFFERSONIAN.

*A. Henrichson*  
LEGAL AD. - TOWSON  
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

NO.

Item # 57

004920

DATE 8-7-95 ACCOUNT R-001-6150

96-58-SPHA

AMOUNT \$ 720.00

RECEIVED  
FROM:

MAYFIELD Woods LTD Partnership  
# 070 - MAX fee (variables + 13PH) — \$650.00  
# 080 - 2 signs + posting at \$35.00 — 70.00

FOR:

owner: MAYFIELD Woods LTD Partnership \$720.00  
SPE: MAYFIELD Woods LTD Partnership \$720.00  
25 + 34, 45 thru 62

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

TO: PUTUMENT PUBLISHING COMPANY  
August 31, 1995 Issue - Jeffersonian

Please forward billing to:

Mayfield Woods Limited Partnership  
12116 Arbie Road  
Silver Spring, MD 20904  
301-622-0646

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-58-SPHA (Item 57)

"Mayfield Woods"

W/S Mayfield Avenue, 640' +/- N of Windsor Mill Road;

N & S/S Rhonda Court (2-32 even and 3-11 odd and 35 and 37) and

8007 Carlson Lane

2nd Election District - 2nd Councilmanic

Legal Owner: Mayfield Woods Limited Partnership

HEARING: TUESDAY, SEPTEMBER 19, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the setback variances on the accompanying variance petition in lieu of an amended to the development plan.

Variance to allow a rear yard setback of 30 feet (for lots nos. 17 thru 31, 33 & 34, 45 thru 49) and a side yard setback of 30 feet (for lot no. 62) in lieu of the required 35 feet each.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**COPY**

August 25, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-58-SPHA (Item 57)

"Mayfield Woods"

W/S Mayfield Avenue, 640' +/- N of Windsor Mill Road;

N & S/S Rhonda Court (2-32 even and 3-11 odd and 35 and 37) and

8007 Carlson Lane

2nd Election District - 2nd Councilmanic

Legal Owner: Mayfield Woods Limited Partnership

HEARING: TUESDAY, SEPTEMBER 19, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the setback variances on the accompanying variance petition in lieu of an amended to the development plan.

Variance to allow a rear yard setback of 30 feet (for lots nos. 17 thru 31, 33 & 34, 45 thru 49) and a side yard setback of 30 feet (for lot no. 62) in lieu of the required 35 feet each.

A handwritten signature in black ink, appearing to read "Arnold Jablon", written in a cursive style.

Arnold Jablon  
Director

cc: Mayfield Woods Limited Partnership

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

**MICROFILMED**





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 13, 1995

Mr. Simon Rosenberg  
Mayfield Woods Ltd. Partnership  
12116 Arbie Road  
Silver Spring, MD 20904

RE: Item No.: 57  
Case No.: 96-58-SPHA  
Petitioner: Mayfield Woods

Dear Mr. Rosenberg:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 7, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

10/13/95





BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:   Arnold Jablon, Director                      DATE:   Aug. 28, 1995  
      Zoning Administration and Development Management

FROM: *[Signature]* Robert W. Bowling, P.E., Chief  
      Development Plans Review Division

RE:    Zoning Advisory Committee Meeting  
      for August 28, 1995  
      Item 057

The Development Plans Review Division has reviewed the subject zoning item. Per 1st Amended Plat of Mayfield Woods, SM 65/86, there are 20-foot Drainage and Utility Easements along the back of Lot 17, between lots 30 and 31, and between lots 45 and 46. See the attached check print for their locations, as shown in red.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: August 17, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: Mayfield Woods

INFORMATION:

Item Number: 57

Petitioner: Mayfield Woods LP

Property Size: \_\_\_\_\_

Zoning: DR-5.5

Requested Action: Special Hearing and Variance

Hearing Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1B01.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMDP.

Prepared by: \_\_\_\_\_

Division Chief: \_\_\_\_\_

PK/JL

WICK FILMED

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/23/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 21, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 29, 55, 56, 57, 58, 60, 62,  
63 & 64.

MICROFILMED

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

*8-16-95*

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. *057 (JJS)*

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 8/21/95

DATE: 8/30/95

*ZAC Comments*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

*29*  
*55*  
*57*  
*58*  
*61*  
*63*  
*5*

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
"Mayfield Woods", W/S Mayfield Ave, 640'	*	ZONING COMMISSIONER
+/- N of Windsor Mill Rd; N & S/S Rhonda		
Ct (2-32 even and 3-11 odd and 35 and 37)	*	OF BALTIMORE COUNTY
and 8007 Carlson Lane, 2nd Election Dist.,		
2nd Councilmanic	*	CASE NO. 96-58-SPHA
Mayfield Woods Ltd. Partnership	*	
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
 \_\_\_\_\_  
 PETER MAX ZIMMERMAN  
 People's Counsel for Baltimore County

*Carole S. Demilio*  
 \_\_\_\_\_  
 CAROLE S. DEMILIO  
 Deputy People's Counsel  
 Room 47, Courthouse  
 400 Washington Avenue  
 Towson, MD 21204  
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13<sup>th</sup> day of September, 1995, a copy of the foregoing Entry of Appearance was mailed to Simon Rosenberg, G.P., Mayfield Woods Ltd. Partnership, 12116 Arbie Road, Silver Spring, MD 20904, Petitioner.

*Peter Max Zimmerman*  
 \_\_\_\_\_  
 PETER MAX ZIMMERMAN

JAN 1 1996

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

HERB MALMUD, H. MALMUD & ASSO

100 CHURCH LA.

Simon Rosenberg, Mayfield Woods  
LTD Partnership

BALTIMORE MD 21208

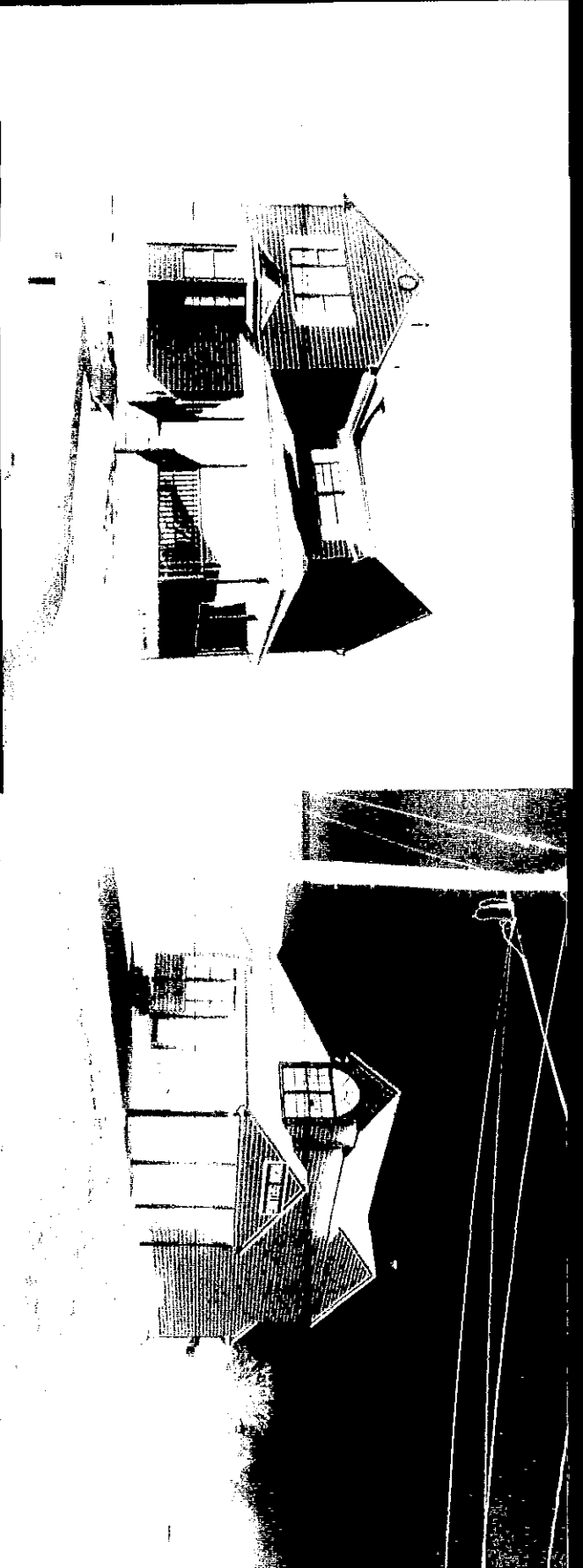
12116 Arbie Rd

Silver Spring. Md. 20904

Michael Tancyn

MICROFILMED

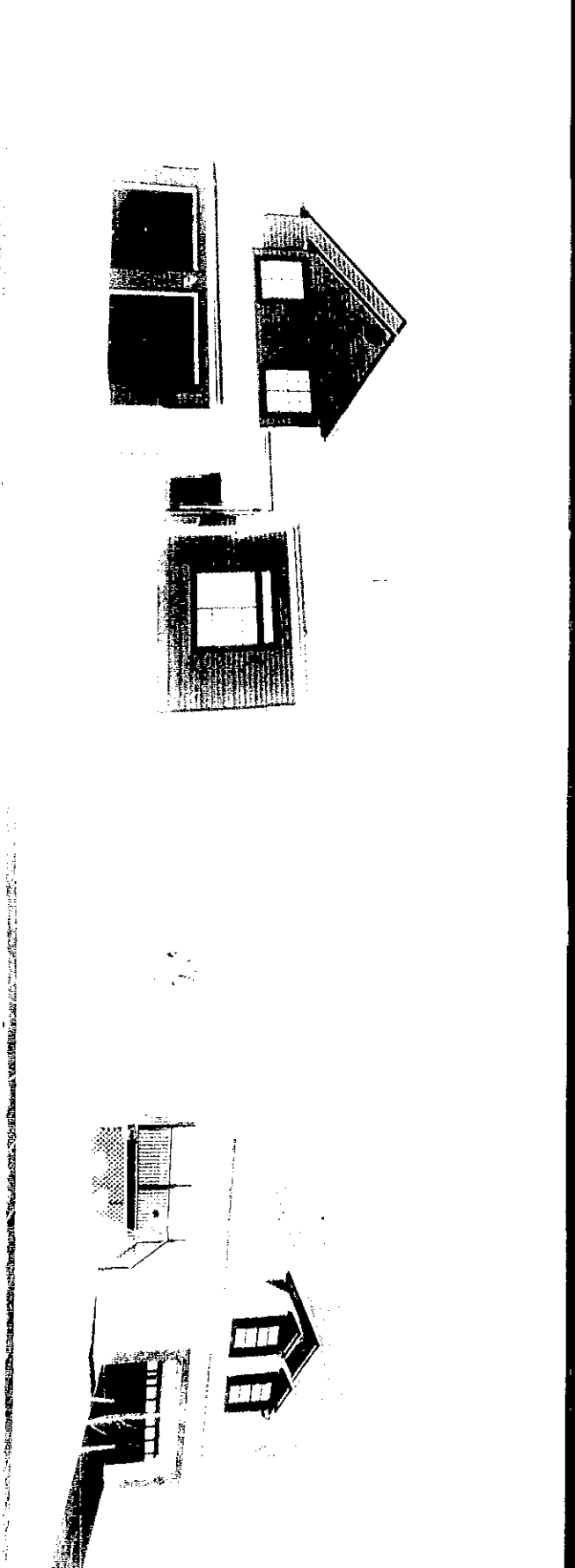
MODELS EXCLUDED FROM CONSTRUCTION IN PHASE TWO OF MAYFIELD WOODS DUE TO  
EXTERIOR BUILDING RESTRICTION LINE OF 35 FEET



CHESAPEAKE - B-1 - 45 FT. DEPTH

SUSQUEHANNA - B

- 40 FT. DEPTH



WICOMICO

- 43 FT. DEPTH

SENACCA & B

- 42 FT. DEPTH

Model 2000

51

10/21

96-58-SFH4



MODELS EXCLUDED FROM CONSTRUCTION IN PHASE TWO OF MAYFIELD WOODS DUE TO  
EXTERIOR BUILDING RESTRICTION LINE OF 35 FEET



ELK - 41 FT. DEPTH

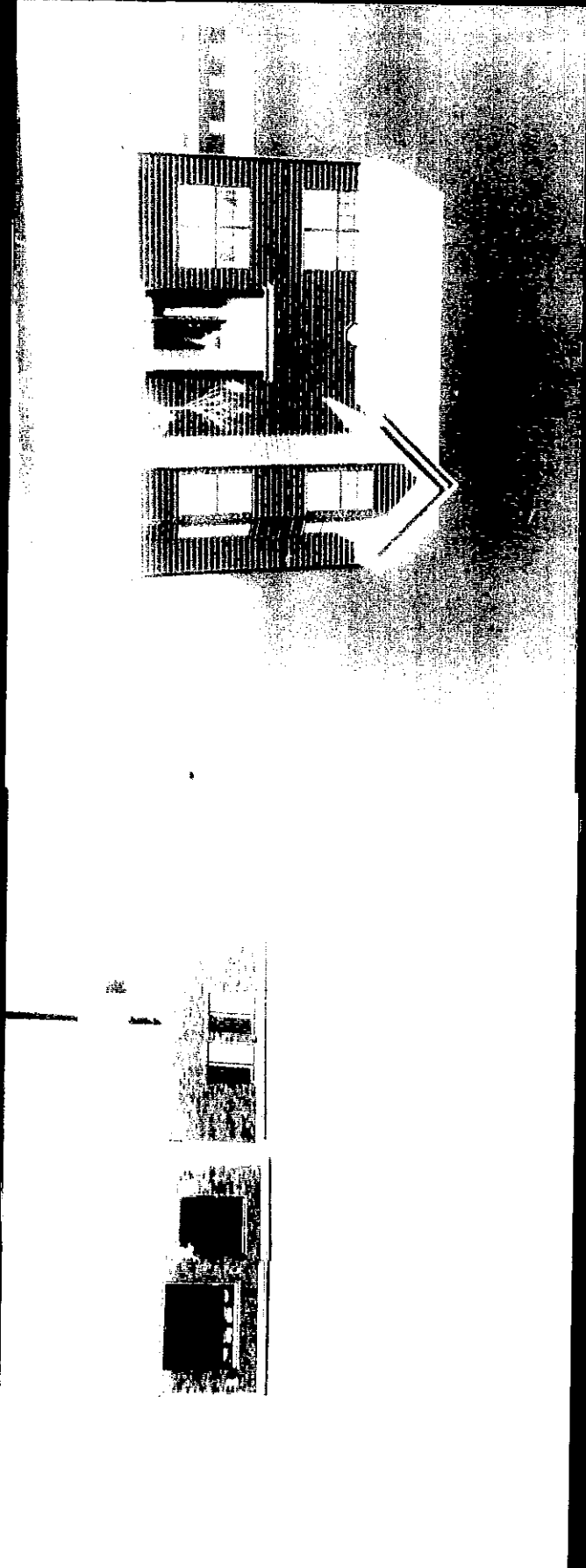
CHESAPEAKE - C

- 38 FT. DEPTH

MICROFILMEL

57

26



MAGOTHY - B - 38 FT. DEPTH

CHOPLANK 39 FT. DEPTH

D.R. 5.5  
**ROCKDALE**

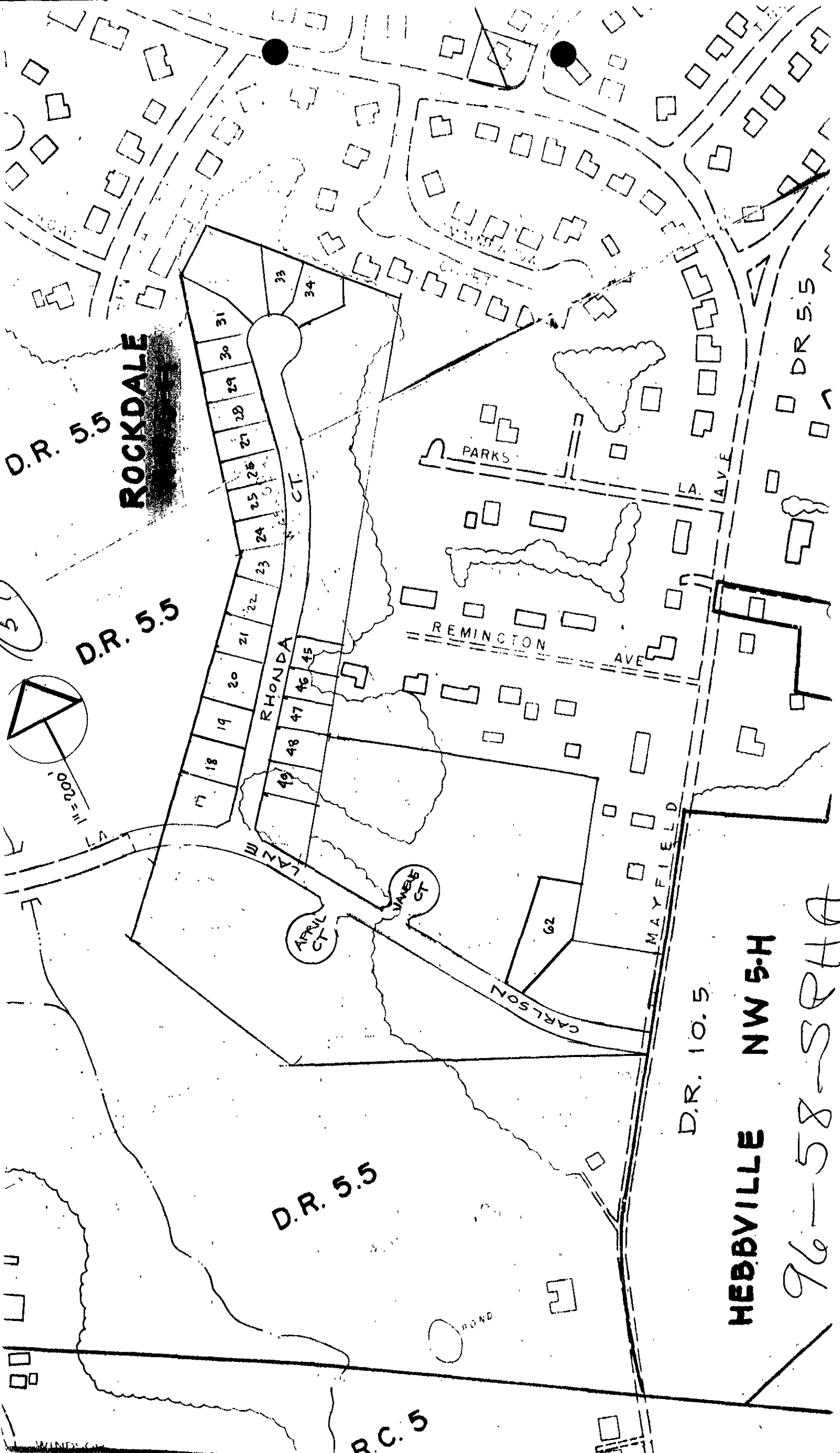
(57)  
D.R. 5.5

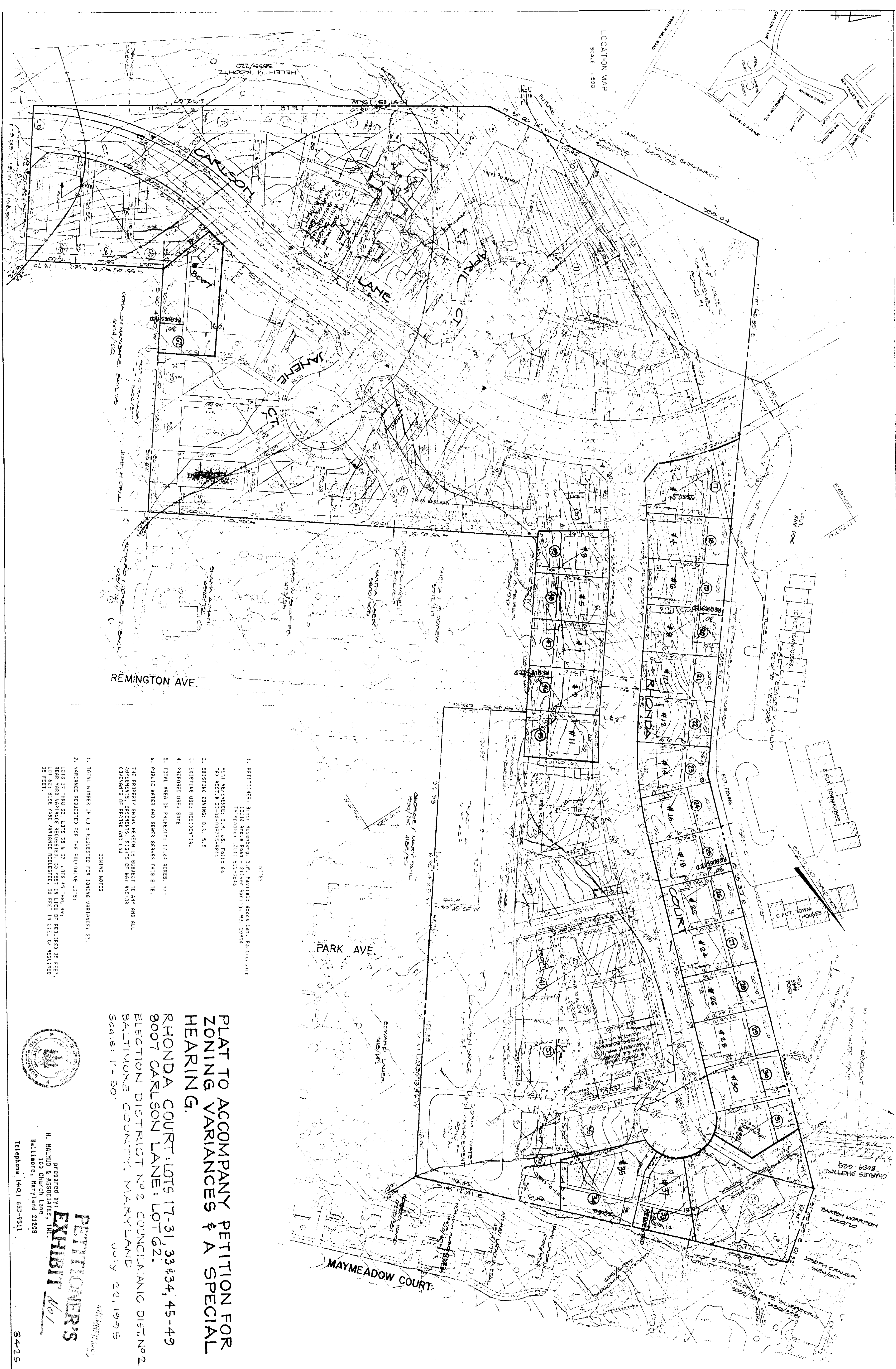
D.R. 5.5

D.R. 10.5

**HEBBVILLE NW 5-H**

96-58-SRHA





- NOTES:
1. PETITIONER: STEEN ROSENBERG, S.P. MAYFIELD HOUSE CO., PARTNERSHIP  
12116 WYOMING ROAD - SILVER SPRING, MD. 20904  
TELEPHONE: (301) 522-0486
  2. EXISTING ZONING: D.R. 5.5
  3. PROPOSED USE: RESIDENTIAL
  4. PROPOSED USE: SAME
  5. TOTAL AREA OF PROPERTY: 17.44 ACRES, +/-
  6. PUBLIC WATER AND SEWER SERVICE THIS SITE.
- THE PROPERTY SHOWN HEREIN IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS, AND COVENANTS OF RECORD AND LAW.

**PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCES & A SPECIAL HEARING.**

**RHONDA COURT: LOTS 17-31, 33 & 34, 45-49**  
**8007 CARLSON LANE: LOT G2.**  
**ELECTION DISTRICT NO. 2 COUNCILMANIC DISTRICT NO. 2**  
**BALTIMORE COUNTY, MARYLAND**  
Scale: 1" = 30'

July 22, 1995

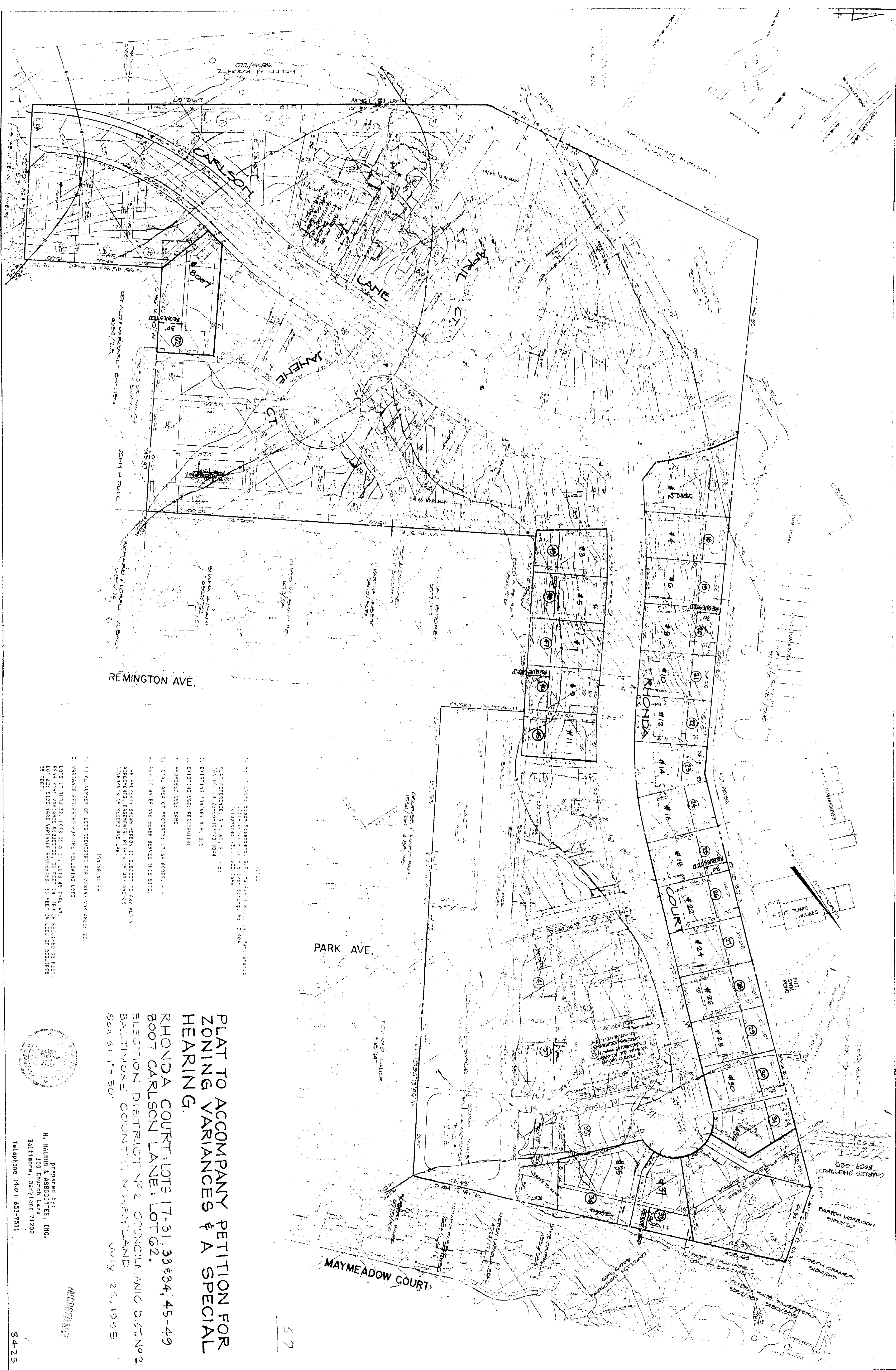
- ZONING NOTES:
1. TOTAL NUMBER OF LOTS REQUESTED FOR ZONING VARIANCES: 22.
  2. VARIANCE REQUESTED FOR THE FOLLOWING LOTS:  
LOTS 17 THRU 22, LOTS 25 & 27, LOTS 45 THRU 49,  
REAR YARD VARIANCE REQUESTED: 20 FEET IN LIEU OF REQUIRED 25 FEET,  
LOT G2: SIDE YARD VARIANCE REQUESTED: 20 FEET IN LIEU OF REQUIRED 25 FEET.

**PETITIONERS**  
**EXHIBIT No. 1**

Prepared by:  
**H. MALMUD & ASSOCIATES, INC.**  
100 Church Lane  
Baltimore, Maryland 21208  
Telephone: (410) 555-9511

3425





1. PETITIONER: SHON S. SHERMAN, S.B. PLAT/ACT 4000 200, PRIVATELY
  - 12115 APRIL ROAD - SILVER SPRING, MD 20904
  - TELEPHONE: (301) 522-1945
  - PLAT REFERENCE: S. & A. 45, P. 110 B1
  - PLAT ACT: # 22-00-00775-78-41
  2. EXISTING ZONING: S.B. R-5
  3. EXISTING USE: RESIDENTIAL
  4. REQUESTED USE: SAME
  5. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...
  6. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...
  7. PUBLIC WATER AND SEWER SERVICES: N/A SITE.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL ORDINANCES, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND VARIANCE.

**ZONING NOTES**

1. TOTAL NUMBER OF LOTS REQUESTED FOR ZONING VARIANCE: 21.
2. VARIANCE REQUESTED FOR THE FOLLOWING LOTS:
- LOTS 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 45, 46, 47, 48, 49, 62.
3. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...
4. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...
5. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...
6. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...
7. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...
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10. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...
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13. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...
14. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...
15. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...
16. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...
17. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...
18. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...
19. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...
20. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...
21. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...

**PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCES & A SPECIAL HEARING.**

**RHONDA COURT: LOTS 17-31, 33 & 34, 45-49**

**8007 CARLSON LANE: LOT 62.**

**ELECTION DISTRICT NO. 2, COUNCILMANIC DISTRICT 2**

**BALTIMORE COUNTY, MARYLAND**

**July 22, 1995**



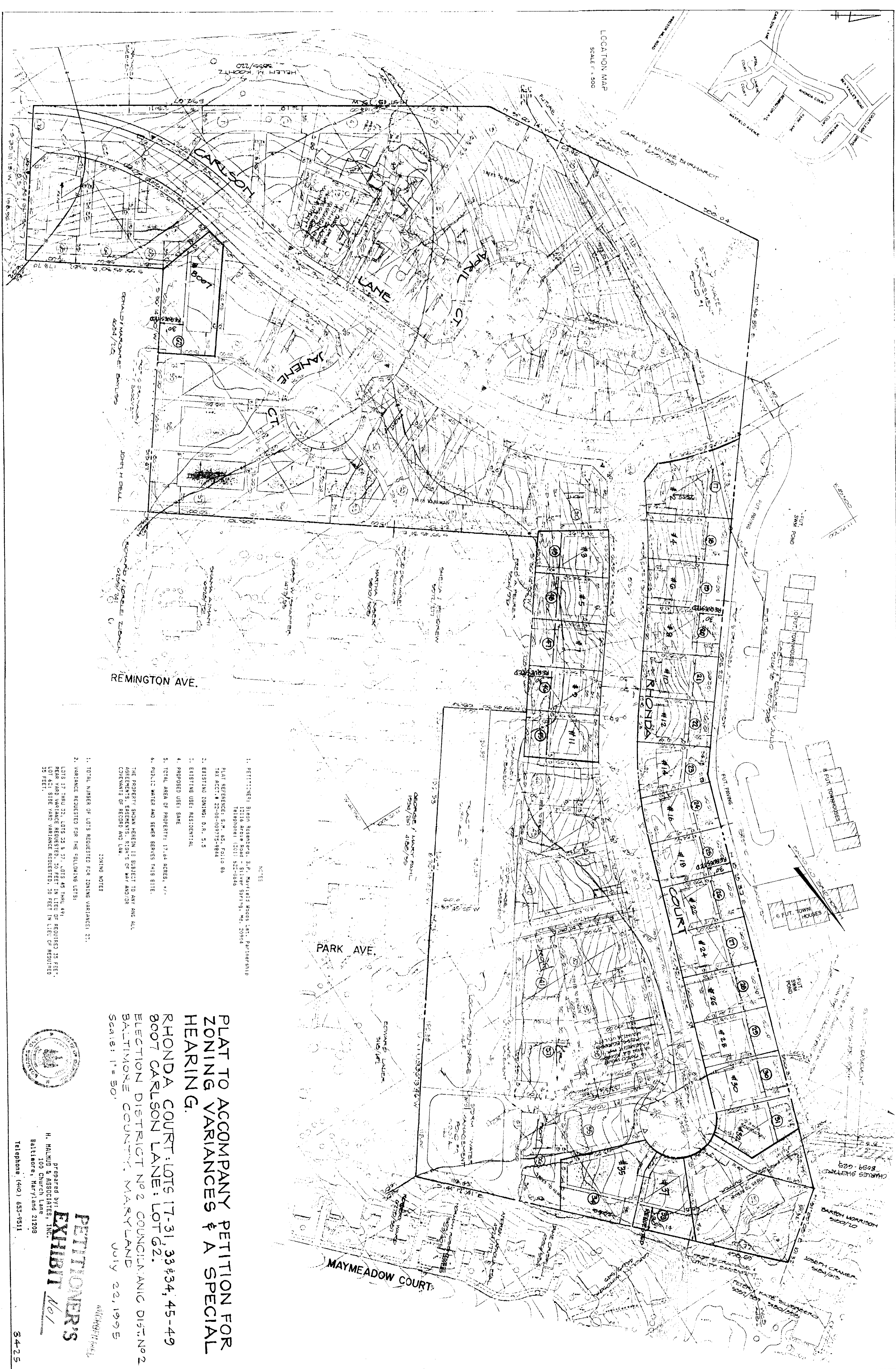
Prepared by:  
H. MALAND & ASSOCIATES, INC.  
100 Church Lane  
Baltimore, Maryland 21208  
Telephone (410) 653-7311

#00001111









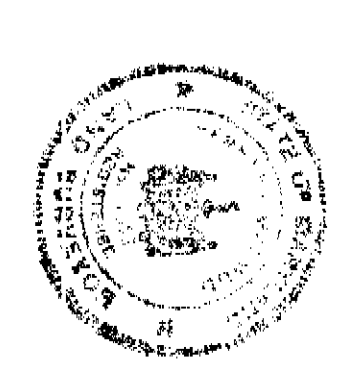
LOCATION MAP  
SCALE 1" = 500'

REMINGTON AVE.

PARK AVE.

MAYMEADOW COURT

- NOTES:
1. PETITIONER: Green Associates, S.P. Maryland House Ltd. Partnership  
12116 WOLF ROAD - SILVER SPRING, MD. 20904  
TELEPHONE: (301) 522-0486
  2. EXISTING ZONING: D.R. 5.5
  3. PROPOSED USE: RESIDENTIAL
  4. PROPOSED USE: SAME
  5. TOTAL AREA OF PROPERTY: 17.44 ACRES, +/-
  6. PUBLIC WATER AND SEWER SERVICE THIS SITE.
- THE PROPERTY SHOWN HEREIN IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS, AND COVENANTS OF RECORD AND LAW.
1. TOTAL NUMBER OF LOTS REQUESTED FOR ZONING VARIANCES: 22.
2. VARIANCE REQUESTED FOR THE FOLLOWING LOTS:
- LOTS 17 THRU 32, LOTS 35 & 37, LOTS 45 THRU 49.
- REAR YARD VARIANCE REQUESTED: 20 FEET IN LIEU OF REQUIRED 25 FEET.
- LOT 62: SIDE YARD VARIANCE REQUESTED: 10 FEET IN LIEU OF REQUIRED 20 FEET.



**PETITIONERS**  
**EXHIBIT No. 1**

Prepared by:  
**H. MALMUD & ASSOCIATES, INC.**  
100 Church Lane  
Baltimore, Maryland 21208  
Telephone: (410) 555-9511

**PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCES & A SPECIAL HEARING.**

**RHONDA COURT: LOTS 17-31, 33 & 34, 45-49**

**8007 CARLSON LANE: LOT G2.**

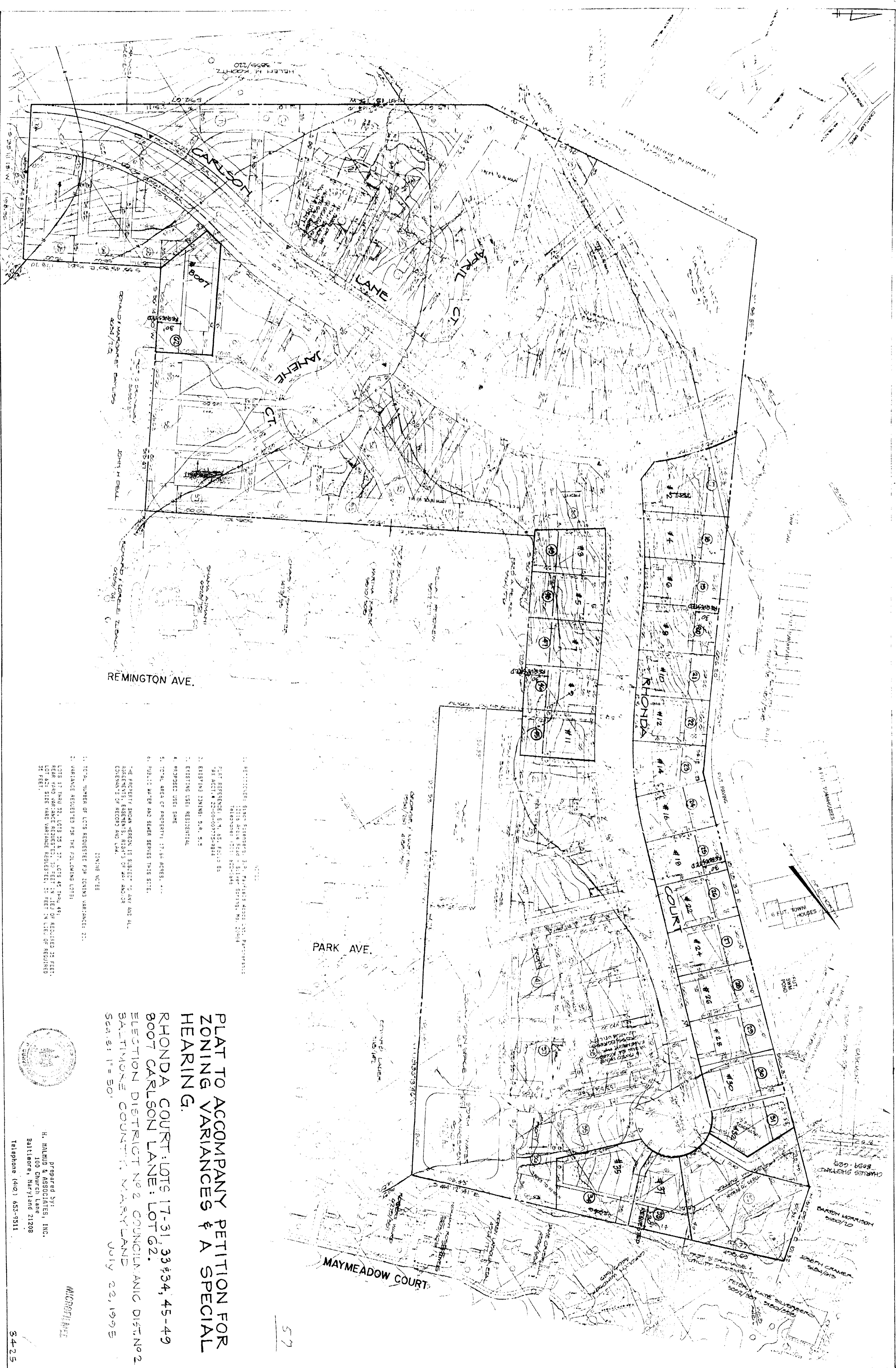
**ELECTION DISTRICT NO. 2 COUNCILMANIC DISTRICT NO. 2**

**BALTIMORE COUNTY, MARYLAND**

July 22, 1995

Scale: 1" = 30'





PLAT TO ACCOMPANY PETITION FOR  
ZONING VARIANCES & A SPECIAL  
HEARING.

RHONDA COURT: LOTS 17-31, 33 & 34, 45-49  
8007 CARLSON LANE: LOT G2.  
ELECTION DISTRICT NO 2 COUNCILMANIC DIST NO 2  
BALTIMORE COUNTY, MARYLAND  
Scale: 1" = 30'  
July 22, 1995

35-24 91162

- | Year | 1960 | 1961 | 1962 | 1963 | 1964 | 1965 | 1966 | 1967 | 1968 | 1969 | 1970 | 1971 | 1972 | 1973 | 1974 | 1975 | 1976 | 1977 | 1978 | 1979 | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 1960 | 1961 | 1962 | 1963 | 1964 | 1965 | 1966 | 1967 | 1968 | 1969 | 1970 | 1971 | 1972 | 1973 | 1974 | 1975 | 1976 | 1977 | 1978 | 1979 | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 |      |

Wang, C. C. & Wang, C. C. 1999. The effect of the water level on the sediment transport in the estuary of the Yangtze River. *Journal of Hydrology*, 221, 1-12.

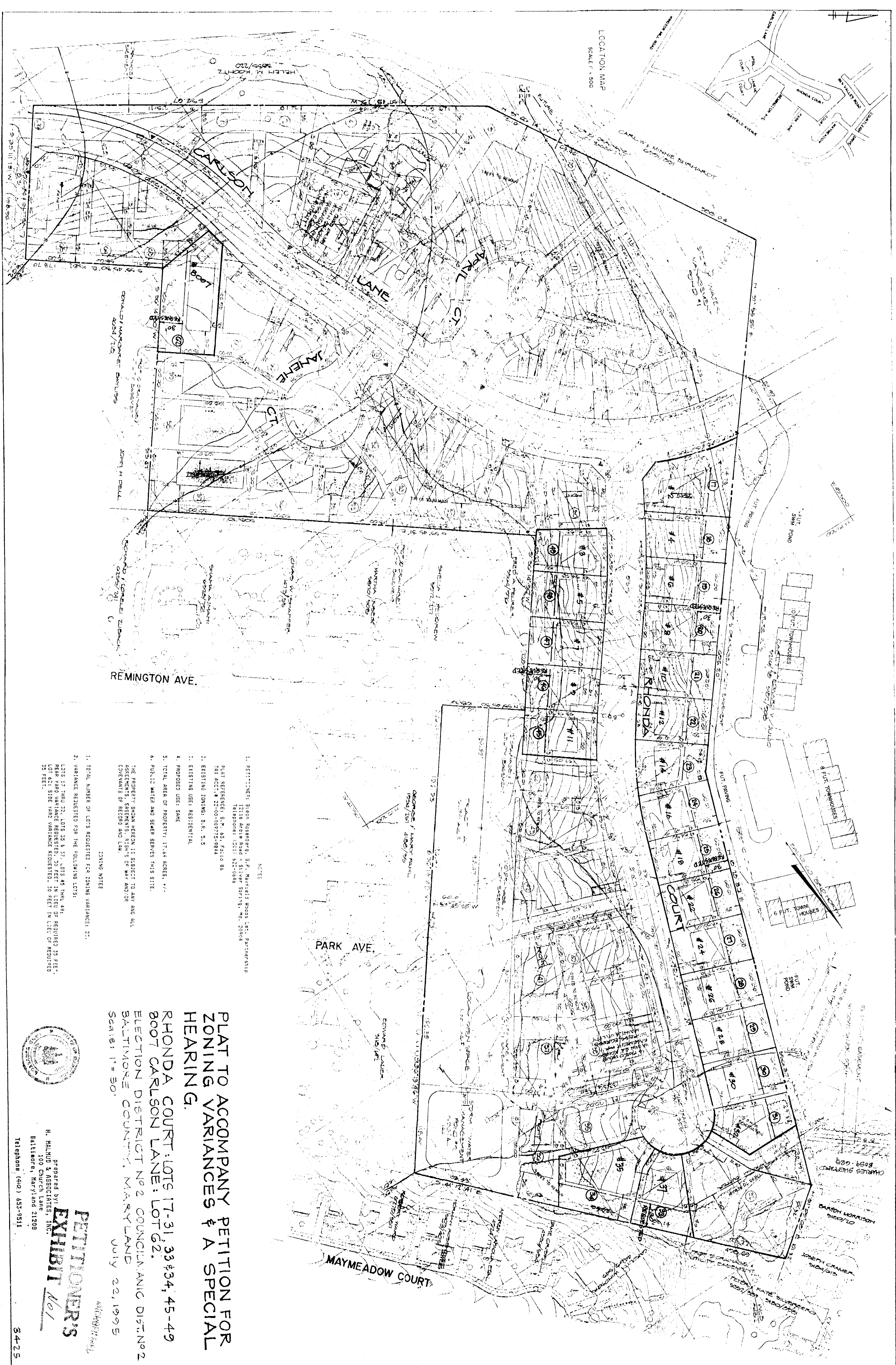
prepared by:  
H. MALMUD & ASSOCIATES, INC.  
100 Church Lane  
Baltimore, Maryland 21208  
Telephone (410) 653-9511

5425









NOTES:

1. PETITIONER: STEEN ROSENBERG, S.P. MAYFIELD HOUSE CO., PARTNERSHIP  
12116 WYOMING ROAD - SILVER SPRING, MD. 20904  
TELEPHONE: (301) 522-0486
2. VARIANCE REQUESTED FOR THE FOLLOWING LOTS:  
LOTS 17 THRU 32, LOTS 35 & 37, LOTS 45 THRU 49,  
REAR YARD VARIANCE REQUESTED, 20 FEET IN LIEU OF REQUIRED 25 FEET,  
LOT 62: SIDE YARD VARIANCE REQUESTED, 20 FEET IN LIEU OF REQUIRED  
25 FEET.
3. TOTAL AREA OF PROPERTY: 17.44 ACRES, +/-
4. PROPOSED USE: SAME
5. EXISTING ZONING: D.R. 5.5
6. PUBLIC WATER AND SEWER SERVICE THIS SITE.

THE PROPERTY AND/OR VARIANCE IS SUBJECT TO ANY AND ALL  
APPLICABLE ORDINANCES, REGULATIONS, AND COVENANTS OF RECORD AND LAW.

PLAT TO ACCOMPANY PETITION FOR  
ZONING VARIANCES & A SPECIAL  
HEARING.

RHONDA COURT: LOTS 17-31, 33 & 34, 45-49  
8007 CARLSON LANE: LOT G2.  
ELECTION DISTRICT NO 2 COUNCILMANIC DISTRICT NO 2  
BALTIMORE COUNTY, MARYLAND  
July 22, 1995

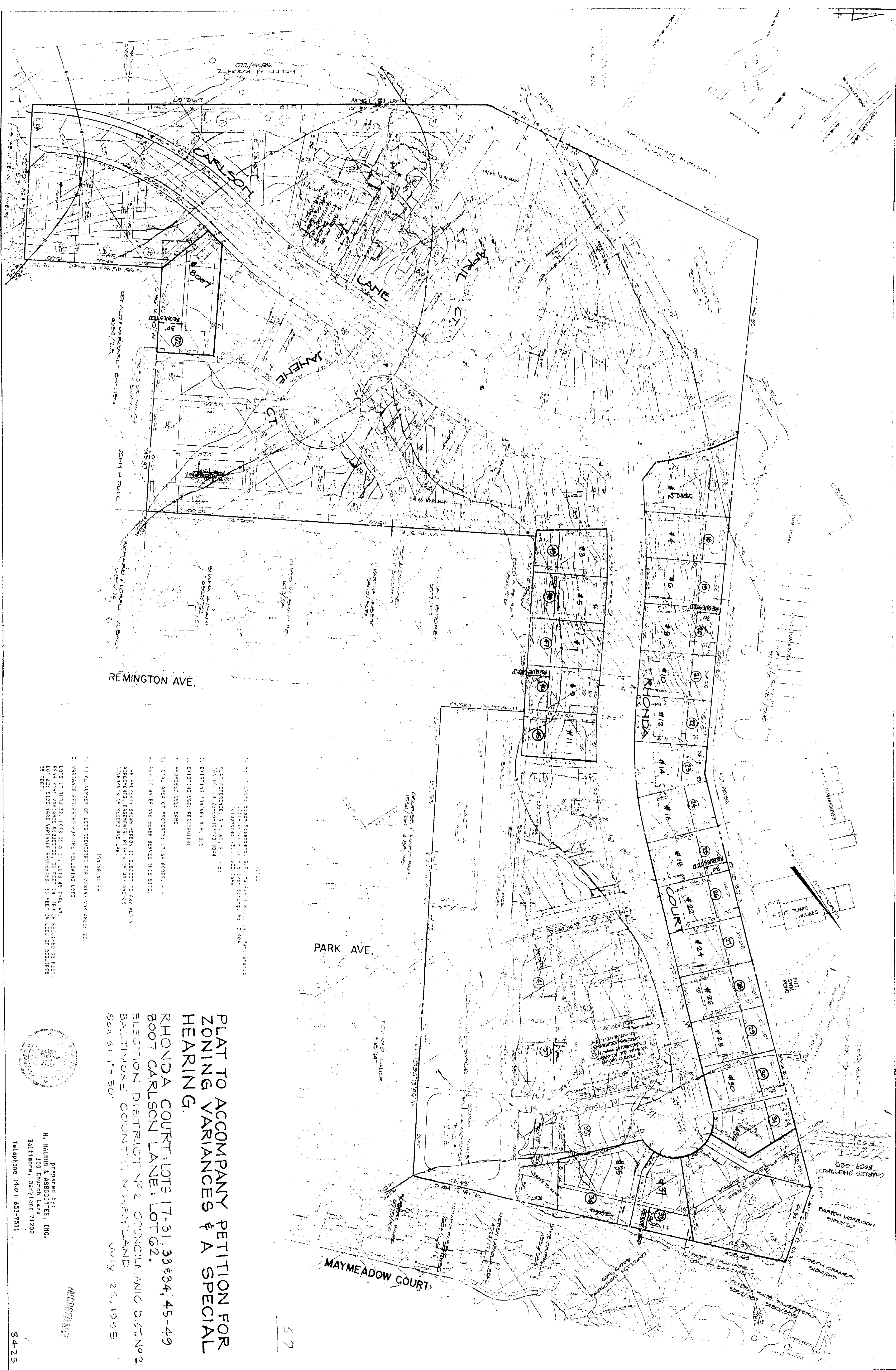
Scale: 1" = 30'

PREPARED BY:  
H. HALLUM & ASSOCIATES, INC.  
100 Church Lane  
Baltimore, Maryland 21208  
Telephone: (410) 555-9511

PETITIONERS  
EXHIBIT No. 1

3425





1. PETITIONER: SHON S. SHERMAN, S.B. PLAT/ACT 4000 2010, PRIVATELY  
12115 APRIL ROAD - SILVER SPRING, MD 20904  
Telephone: (301) 522-1945
- PLAT REFERENCE: S. & N. 45, F.S. 10 S1  
PLAT ACT: # 22-00-00775-9841
2. EXISTING ZONING: S.B. 4.5
3. EXISTING USE: RESIDENTIAL
4. REQUESTED USE: SAME
5. TOTAL AREA OF PROPERTY: 17.4 ACRES, ...
6. SUBJECT MATTER AND SEVER SEVERED P.L.S. SITE.
7. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL  
ORDINANCES, EASEMENTS, RIGHTS OF WAY AND/OR  
CONDITIONS OF RECORD AND LAW.

ZONING NOTES

1. TO PL. NUMBER OF LOTS REQUESTED FOR ZONING VARIANCE: 21.  
2. VARIANCE REQUESTED FOR THE FOLLOWING LOTS:  
LOTS 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 45, 46, 47, 48, 49, 62. ALL LOTS ARE  
LOCATED IN THE NORTHWEST CORNER OF THE PLAT. THE VARIANCE REQUESTED IS FOR  
LOT 62. SITE VARIANCE REQUESTED: 12 FEET IN LIE OF REQUIRED  
32 FEET.



PREPARED BY:  
H. MALAND & ASSOCIATES, INC.  
100 Church Lane  
Baltimore, Maryland 21208  
Telephone (410) 653-7311

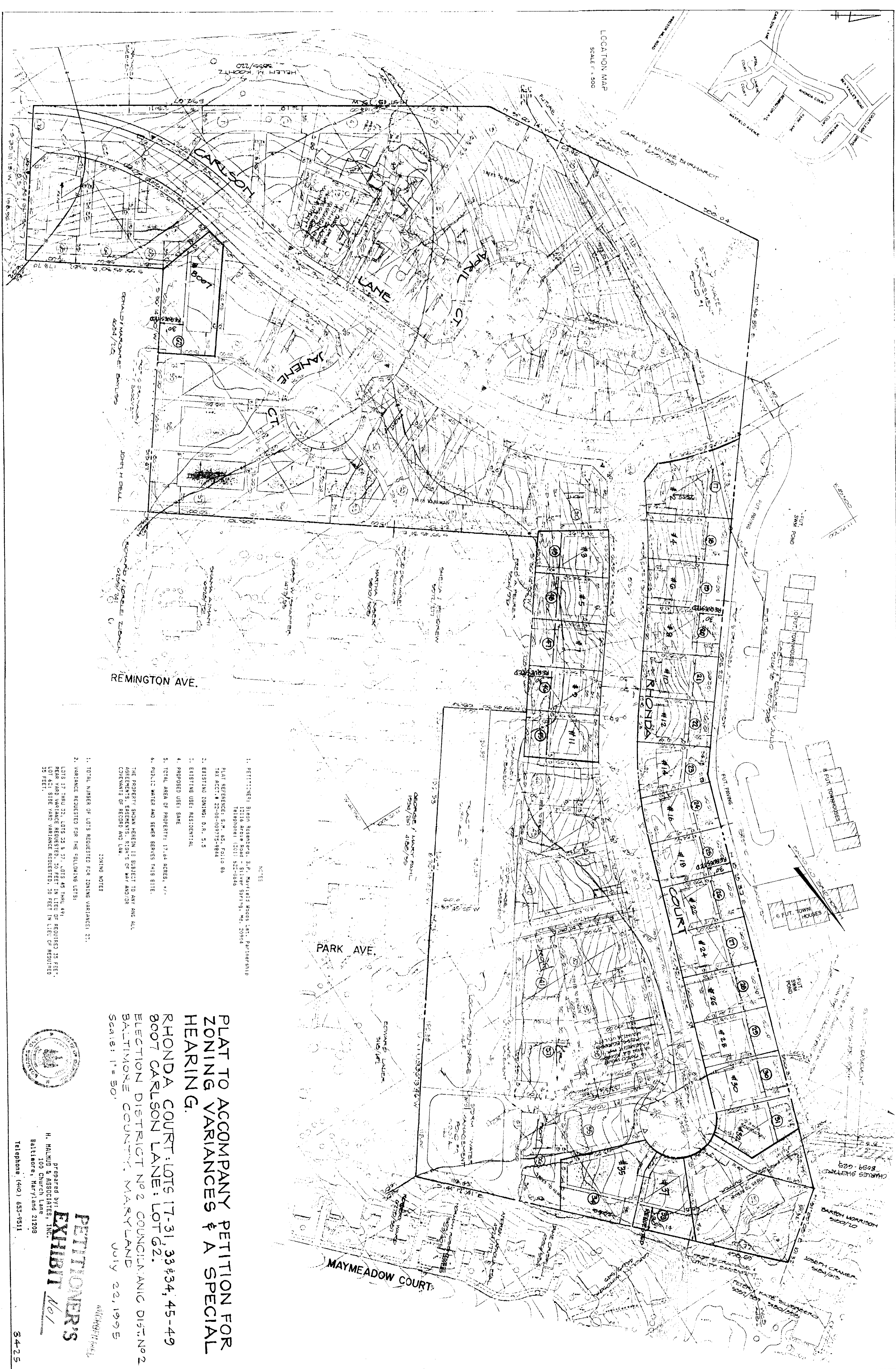
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PLAT TO ACCOMPANY PETITION FOR  
ZONING VARIANCES & A SPECIAL  
HEARING.  
RHONDA COURT LOTS 17-31, 33 & 34, 45-49  
8007 CARLSON LANE: LOT 62.  
ELECTION DISTRICT NO. 2, COUNCILMANIC DIST. NO. 2  
BALTIMORE COUNTY, MARYLAND  
July 22, 1995







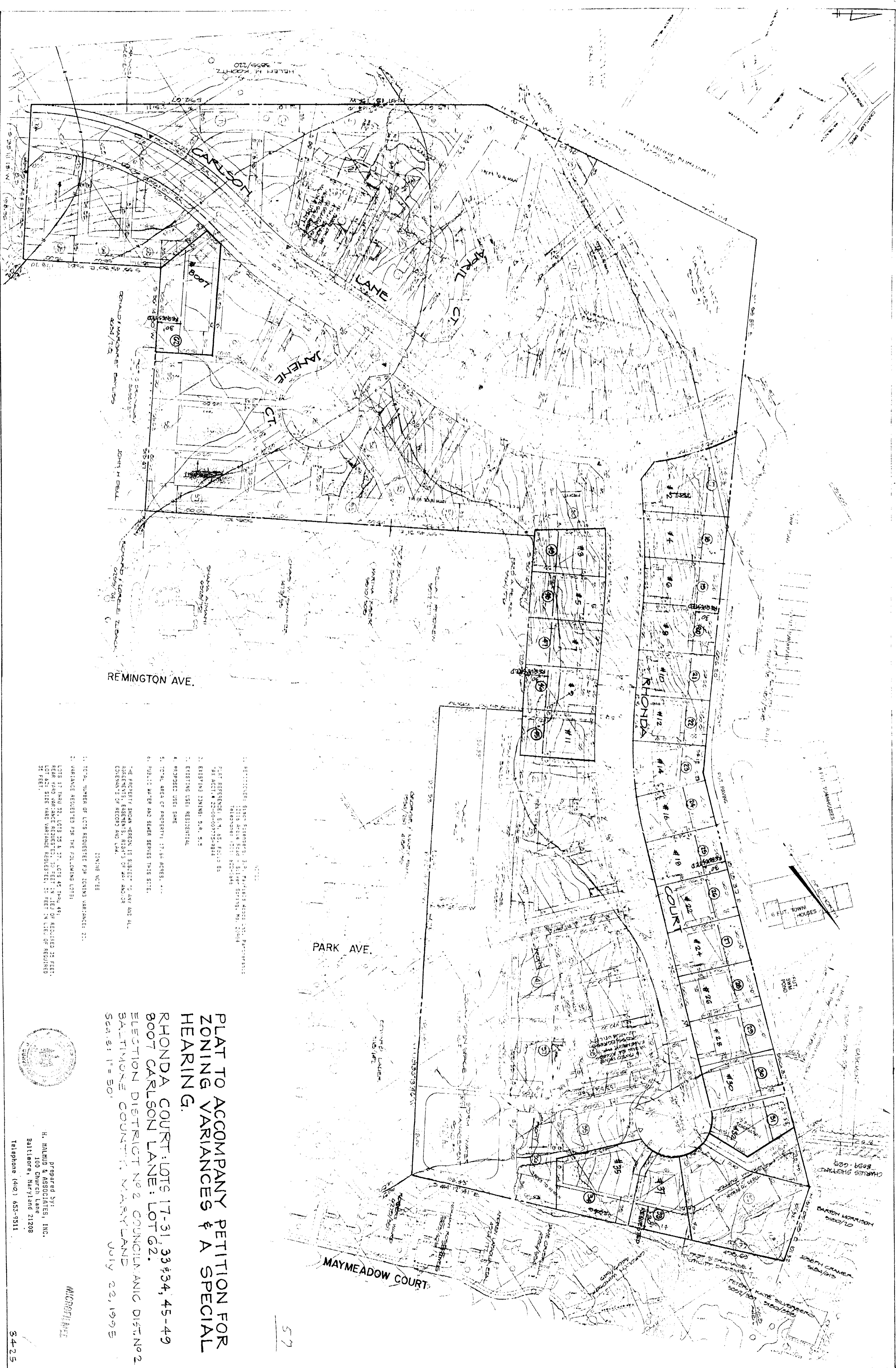


Prepared by:  
H. MALMUD & ASSOCIATES, INC.  
100 Church Lane  
Baltimore, Maryland 21208  
Telephone (410) 555-9511

**PETITIONERS**  
**EXHIBIT**  
**No. 1**

**PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCES & A SPECIAL HEARING.**  
**RHONDA COURT: LOTS 17-31, 33 & 34, 45-49**  
**8007 CARLSON LANE: LOT G2.**  
**ELECTION DISTRICT NO. 2 COUNCILMANIC DISTRICT NO. 2**  
**BALTIMORE COUNTY, MARYLAND**  
**July 22, 1995**  
**Scale: 1" = 30'**





PLAT TO ACCOMPANY PETITION FOR  
ZONING VARIANCES & A SPECIAL  
HEARING.

RHONDA COURT: LOTS 17-31, 33 & 34, 45-49  
8007 CARLSON LANE: LOT G2.  
ELECTION DISTRICT NO 2 COUNCILMANIC DIST NO 2  
BATTIMONE COUNTRY, MARYLAND  
Scale: 1" = 30'      July 22, 1975

35-26 96:1602

- [illegible]

prepared by:  
H. MALMUD & ASSOCIATES, INC.  
100 Church Lane  
Baltimore, Maryland 21208  
Telephone (410) 653-9511

5425







IN RE: PETITIONS FOR SPECIAL HEARING & ZONING VARIANCE  
W/S Mayfield Ave., 640 ft. +/-  
N of Windsor Mill Road  
"Mayfield Woods"  
2nd Election District  
2nd Councilmanic District  
Mayfield Woods Ltd. Partnership  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-58-SPHA

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Variance for certain individual lots in the subdivision known as Mayfield Woods, located adjacent to Carlson Lane and Rhonda Court in Baltimore County. The Petitions are filed by the property owner, Mayfield Woods Ltd. Partnership, through Simon Rosenberg, General Partner. The Petition for Special Hearing requests approval of setback variances as shown on the variance Petition in lieu of an amendment to the development plan. The Petition for Variance is more specific and requests relief from Section 1801.2.C.2.A (V.B.5.a of the CNDP, 1991) to allow a rear yard setback of 30 ft. for lots 17 thru 31, lots 33 and 34, and 45 thru 49. Also requested is a side yard setback of 30 ft., for lot 62, in lieu of the required 35 ft. The subject property and requested relief are more particularly shown on the site plan (Petitioner's Exhibit No. 1) submitted at the hearing.

Appearing at the requisite public hearing held for this case was Simon Rosenberg on behalf of Mayfield Woods Ltd. Partnership, property owner. Also appearing was Herbert Malmud, a registered property line surveyor who prepared the site plan. The Petitioner was represented by Michael Tanczyn, Esquire. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence presented was that the subject property in its entirety is approximately 17.64 acres zoned D.R.5.5. The

tract is being developed by the Petitioner as a community of single family dwellings. County approval has been obtained for the development and, in fact, construction is underway. Much of the infrastructure is completed, including certain internal roads and utility hookups. The proposed community will feature 65 single family dwellings. Of this number, 13 are built, 11 are actually occupied and two serving as models.

The Petitioner indicated that since the plan approval, several developments have occurred which justify the requested variances. First, the setback regulations have been altered and the setbacks now proposed are in compliance with current regulations. Variances are still needed, however, from the controlling regulations, which were in effect at the time of plan approval. More significantly, proffered testimony was that market conditions have changed. Specifically, the Petitioner believes that slightly larger houses will satisfy public demand for the housing types sought in this community. Lastly, due to the construction of the existing infrastructure, adjustment of lot lines and reconfiguration of the plan layout is not possible.

All of these factors require the Petitioner to seek the subject variances and special hearing relief. The variances primarily relate to a number of the houses on the west side of the property abutting Rhonda Court. These are lots 17 thru 31. It is of note that the rear of these houses face a community of existing townhouses on a neighboring tract. Six other lots, as shown on the site plan, require identical rear yard setbacks. The side yard variance is required for lot No. 62. This lot is unique in view of its location adjacent to the tract boundary and because of the orientation of the proposed dwelling.

Although no Protestants or interested persons appeared, several relevant comments were received from the member agencies of the Zoning Plans

-2-

Advisory Committee (ZAC). The Development Plans Review Division notes the existence of a drainage and utility easement on a portion of the property. Examination of the site plan disclosed that no construction is proposed within that easement, thus, there will be no interference with same. A supportive comment was issued by the Office of Planning and Zoning which indicates that the proposed amendment to the plan is in accordance with the specific standards and requirements of the BC28 and CNDP.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Special Hearing and Variance. I find as a matter of fact that the Petitioner has satisfied the requirements of Section 307 and the case law. Thus, the requested relief shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21<sup>st</sup> day of September 1995, that, pursuant to the Petition for Special Hearing, approval of setback variances as shown on the variance Petition in lieu of an amendment to the development plan, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1801.2.C.2.A (V.B.5.a of the CNDP, 1991) to allow a rear yard setback of 30 ft. for lots 17 thru 31, lots 33 and 34, and 45 thru 49, and a side yard setback of 30 ft., for lot 62, in lieu of the required 35 ft., be and is hereby GRANTED, subject, however to the following restrictions, which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever

-3-

reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. There shall be no construction within the area of the drainage and utility easement along the back of lot 17, between lots 30 and 31 and between lots 45 and 49, as requested by the Development Plans Review Division.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

-4-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 20, 1995

Michael Tanczyn, Esquire  
608 Baltimore Avenue  
Towson, Maryland 21204

RE: Case No. 96-58-SPHA  
Petitions for Special Hearing and Variances  
Mayfield Woods Limited Partnership, Petitioner

Dear Mr. Tanczyn:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variances have been granted, with restriction, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3353.

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn  
encl.  
cc: Mr. Herbert Malmud  
100 Church Lane  
Baltimore, Md. 21208



**Petition for Special Hearing**  
to the Zoning Commissioner of Baltimore County  
for the property located at MAYFIELD WOODS  
which is presently zoned S.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 502.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the setback variances on the accompanying variance petition in lieu of an amendment to the development plan.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s)  
MAYFIELD WOODS LTD PARTNERSHIP

(Type or Print Name)  
Signature *Simon Rosenberg* 57  
Signature SIMON ROSENBERG, G.P.

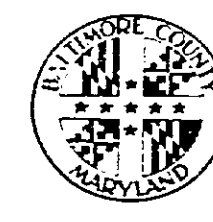
(Type or Print Name)  
Address 12116 ARE'S RD 301-622-0646  
Address SILVER SPRING, MD 20904  
City SILVER SPRING, MD 20904  
Name, Address and phone number of representative to be contacted

Signature  
Address  
City

State Zipcode  
Name Phone No  
Address Phone No  
City State Zipcode

ESTIMATED LENGTH OF HEARING  
the following date: 10/12/95 5:00 PM  
available for Hearing

ALL OTHER  
REVIEWED BY: *John P. Smith* DATE: 8-27-95  
prior FILE REVIEW



**Petition for Variance**  
to the Zoning Commissioner of Baltimore County  
for the property located at MAYFIELD WOODS  
which is presently zoned S.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C.2.a (VB5a CNDP, 1991) to allow a rear yard setback of 30 feet (for lots nos. 17 thru 31, 33 & 34, 45 thru 49) and a side yard setback of 30 ft. (for lot no. 62) in lieu of the required 35 ft., each.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

BUILDING ENVELOPE IS TOO SMALL TO ACCOMMODATE  
BUILDING SIZE BEING REQUESTED FOR THESE LOTS.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s)  
MAYFIELD WOODS LTD PARTNERSHIP

(Type or Print Name)  
Signature *Simon Rosenberg* 57  
Signature SIMON ROSENBERG, G.P.

(Type or Print Name)  
Address 12116 ARE'S RD 301-622-0646  
Address SILVER SPRING, MD 20904  
City SILVER SPRING, MD 20904  
Name, Address and phone number of representative to be contacted

Signature  
Address  
City

State Zipcode  
Name Phone No  
Address Phone No  
City State Zipcode

ESTIMATED LENGTH OF HEARING  
the following date: 10/12/95 5:00 PM  
available for Hearing

ALL OTHER  
REVIEWED BY: *John P. Smith* DATE: 8-27-95  
prior FILE REVIEW

H. MALMUD & ASSOCIATES, INC.  
100 CHURCH LANE  
BALTIMORE, MARYLAND 21208  
TELEPHONE (410) 653-9511

DESCRIPTION FOR ZONING PETITION - VARIANCE SITES  
MAYFIELD WOODS  
BALTIMORE COUNTY, MARYLAND

Being Lots 17 to 31, 33 & 34, 45 to 49, and Lot 62 on the "1st Amended Plat of Mayfield Woods" as recorded in Baltimore County Plat Book 65, folio 86.

Containing 3.313 of acres, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE

Herbert Malmud  
Registered Land Surveyor  
Maryland No 7558

August 3, 1995



FILE: Mayfld Var Zon DESC 27

H. MALMUD & ASSOCIATES, INC.  
100 CHURCH LANE  
BALTIMORE, MARYLAND 21208  
TELEPHONE (410) 653-9511

DESCRIPTION FOR SPECIAL HEARING  
MAYFIELD WOODS  
BALTIMORE COUNTY, MARYLAND

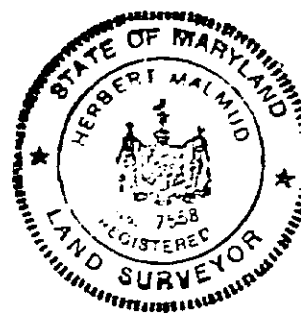
Being the total property outline as shown on the "1st Amended Plat of Mayfield Woods" as recorded in Baltimore County Plat Book 65, folio 86.

Containing 17.64 of acres, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE

Herbert Malmud  
Registered Land Surveyor  
Maryland No 7558

August 3, 1995



FILE: Mayfield Sphear  
DESC 27

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 2nd Date of Posting: 8/2/95  
Posted for: Special Hearing + Variance  
Petitioner: Mayfield Woods  
Location of property: 413 Mayfield Ave. N. Windsor Mill Rd  
Location of Sign: Along the back of property being zoned  
Remarks: \_\_\_\_\_  
Posted by: M. Malmud Date of return: 8/1/95  
Number of Signs: 1

**NOTICE OF HEARING**  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: 96-58-SPHA (Item 57)  
"Mayfield Woods"  
W/S Mayfield Avenue, 640' +/- N of Windsor Mill Road;  
N & S/S Rhonda Court (2-32 even and 3-11 odd and 35 and 37) and 8007 Carlson Lane  
2nd Election District  
2nd Councilmanic  
Legal Owner: Mayfield Woods Limited Partnership  
Hearing: Tuesday, September 19, 1995 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve the setback variances on the accompanying variance petition in lieu of an amendment to the development plan. Variance to allow a rear yard setback of 30 feet (for lots nos. 17 thru 31, 33 & 34, 45 thru 49) and a side yard setback of 30 feet (for lot no. 62) in lieu of the required 35 feet each.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County  
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please call 887-3353.  
(2) For information concerning the file and/or hearing, please call 887-3353.  
5/20 Aug. 31.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. 9/1, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/31, 1995.

THE JEFFERSONIAN,

*A. Henrichson*  
LEGAL AD. - TOWSON  
LEGAL AD. - TOWSON

**BALTIMORE COUNTY, MARYLAND**  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 8-7-95 ACCOUNT: R-001-6150

96-58-SPHA AMOUNT: \$ 720

RECEIVED FROM: MAYFIELD WOODS LTD PARTNERSHIP  
4070 - MAX FEE (VARIANCES + SPHA) 650  
080 - 25987 POSTING 70  
FOR: Mayfield Woods Ltd Partnership  
100% of Mayfield Woods Ltd Partnership  
25987 POSTING  
VALIDATION OR SIGNATURE OF CASHIER

TO: POTENTIAL PUBLISHING COMPANY  
August 31, 1995 Issue - Jeffersonian

Please forward billing to:

Mayfield Woods Limited Partnership  
12116 Ashlie Road  
Silver Spring, MD 20904  
301-622-0646

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-58-SPHA (Item 57)  
"Mayfield Woods"  
W/S Mayfield Avenue, 640' +/- N of Windsor Mill Road;  
N & S/S Rhonda Court (2-32 even and 3-11 odd and 35 and 37) and 8007 Carlson Lane  
2nd Election District - 2nd Councilmanic  
Legal Owner: Mayfield Woods Limited Partnership  
HEARING: TUESDAY, SEPTEMBER 19, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the setback variances on the accompanying variance petition in lieu of an amendment to the development plan. Variance to allow a rear yard setback of 30 feet (for lots nos. 17 thru 31, 33 & 34, 45 thru 49) and a side yard setback of 30 feet (for lot no. 62) in lieu of the required 35 feet each.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3353.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**COPY**

August 25, 1995

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-58-SPHA (Item 57)

"Mayfield Woods"  
W/S Mayfield Avenue, 640' +/- N of Windsor Mill Road;  
N & S/S Rhonda Court (2-32 even and 3-11 odd and 35 and 37) and 8007 Carlson Lane  
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Arnold Jablon  
Director

cc: Mayfield Woods Limited Partnership

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3353.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 13, 1995

Mr. Simon Rosenberg  
Mayfield Woods Ltd. Partnership  
12116 Ashlie Road  
Silver Spring, MD 20904

RE: Item No.: 57  
Case No.: 96-58-SPHA  
Petitioner: Mayfield Woods

Dear Mr. Rosenberg:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 7, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
*W. Carl Richards Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review Division

RE: Zoning Advisory Committee Meeting  
for August 28, 1995  
Item 057

The Development Plans Review Division has reviewed the subject zoning item. Per 1st Amended Plat of Mayfield Woods, SM 65/86, there are 20-foot Drainage and Utility Easements along the back of Lot 17, between lots 30 and 31, and between lots 45 and 46. See the attached check print for their locations, as shown in red.

RWB:ew

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director, PDM  
DATE: August 17, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: Mayfield Woods

**INFORMATION:**

Item Number: 57  
Petitioner: Mayfield Woods LP  
Property Size: \_\_\_\_\_  
Zoning: DP-5.5  
Requested Action: Special Hearing and Variance  
Hearing Date: / /

**SUMMARY OF RECOMMENDATIONS:**

Pursuant to Section 1801.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (18) and other provisions of the CMDF.

Prepared by: *Jeffrey M. Blum*

Division Chief: *Carol L. Kerns*

PK/JL

ITEMS: PZON/ZAC1



Baltimore County Government  
Fire Department



700 East Joppa Road, Suite 901  
Towson, MD 21286-5500

(410) 887-1500

DATE: 08/23/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 21, 1995

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 29, 55, 56, 57, 58, 60, 62, 63 & 64.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE BB7-48E1, MS-1102F



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

8-16-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 057(555)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2268 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZACM Joyce Watson  
FROM: DEPRM Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 8/21/95

DATE: 8/24/95

ZAC Comments

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 29  
55  
57  
58  
61  
63  
5

LS:sp

LETTY2/DEPRM/TATSBP

Re: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
"Mayfield Woods", W/S Mayfield Ave, 640'  
+/- N of Windsor Mill Rd; N & S Rhonda  
Ct (2-32 even and 3-11 odd and 35 and 37)  
and 8007 Carlson Lane, 2nd Election Dist.,  
2nd Councilmanic  
Mayfield Woods Ltd. Partnership  
Petitioner  
BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 96-58-SPHA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

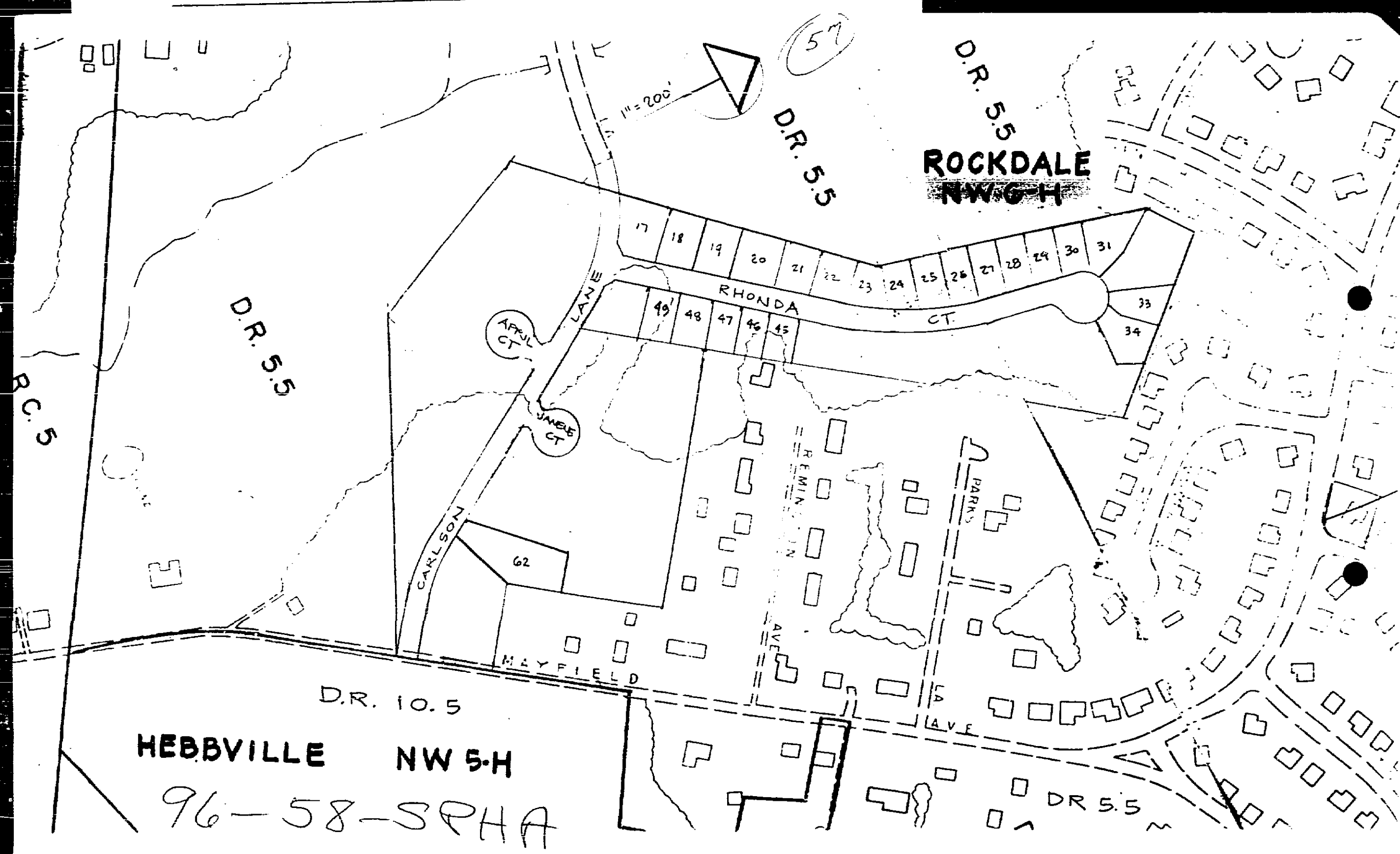
I HEREBY CERTIFY that on this 13<sup>th</sup> day of September, 1995, a copy of the foregoing Entry of Appearance was mailed to Simon Rosenberg, G.P., Mayfield Woods Ltd. Partnership, 12116 Arbie Road, Silver Spring, MD 20904, Petitioner.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
HERB MALUO, H. MALUO #A340	100 CHURCH LA
Simon Rosenberg, Mayfield Woods Ltd Partnership	BALTIMORE MD 21208
	14111 Arbie Rd
	Silver Spring, Md 20904
Michael Tuvay	



MODELS EXCLUDED FROM CONSTRUCTION IN PHASE TWO OF MAYFIELD WOODS DUE TO EXTERIOR BUILDING RESTRICTION LINE OF 35 FEET



CHESAPEAKE - B-1 - 45 FT. DEPTH

SUSQUEHANNA - B - 40 FT. DEPTH



WICOMICO - 43 FT. DEPTH

SENACA A & B - 42 FT. DEPTH

MODELS EXCLUDED FROM CONSTRUCTION IN PHASE TWO OF MAYFIELD WOODS DUE TO EXTERIOR BUILDING RESTRICTION LINE OF 35 FEET



ELK - 41 FT. DEPTH

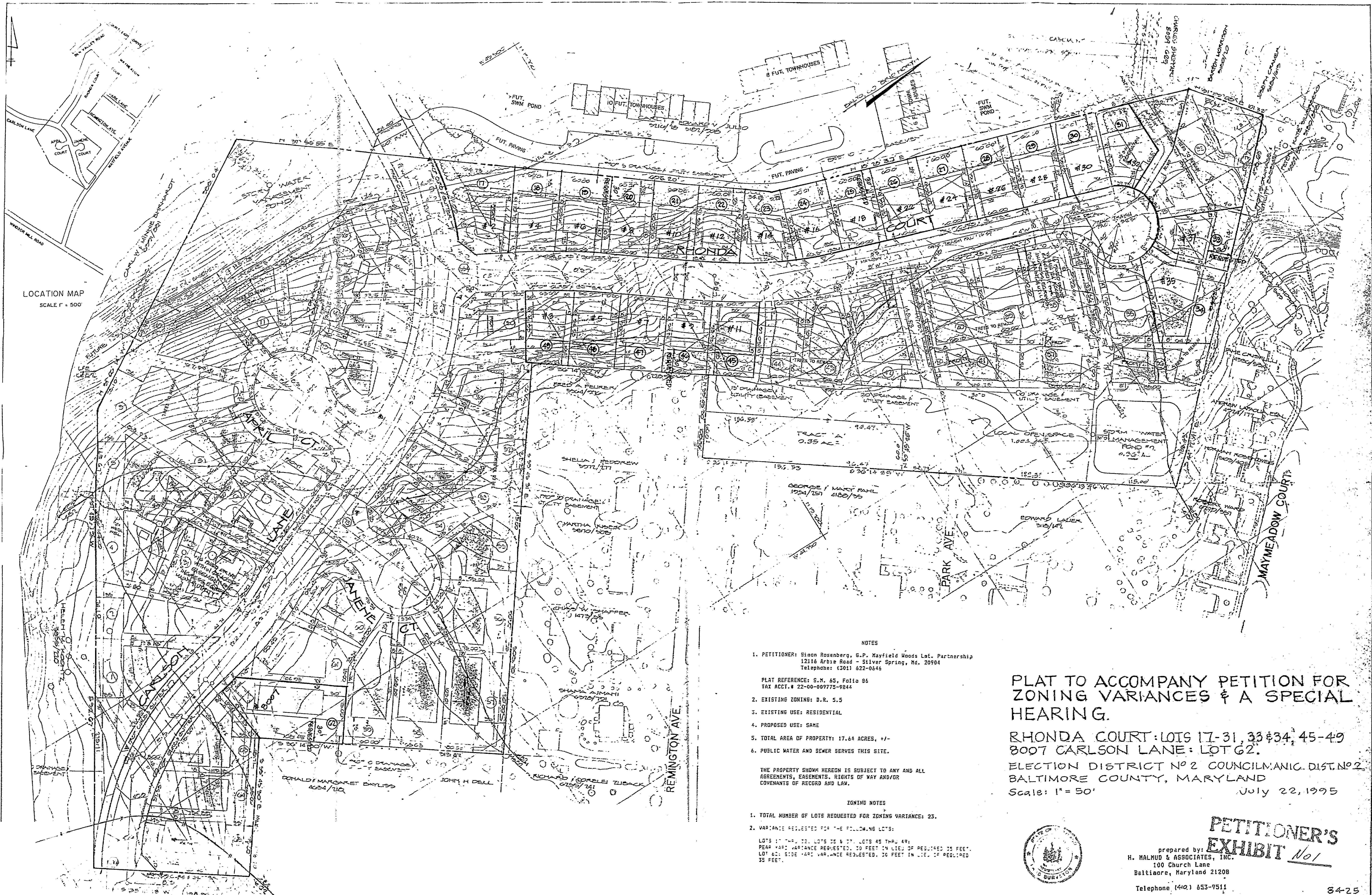
CHESAPEAKE - C - 38 FT. DEPTH



MAGOTHY - B - 38 FT. DEPTH

CHOPTANK 39 FT. DEPTH





- NOTES
1. PETITIONER: Shoon Rosenberg, G.P. Mayfield Woods Ltd. Partnership  
12116 Arbie Road - Silver Spring, Md. 20904  
Telephone: (301) 622-0646
  2. EXISTING ZONING: D.R. 5.5
  3. EXISTING USE: RESIDENTIAL
  4. PROPOSED USE: SAME
  5. TOTAL AREA OF PROPERTY: 17.64 ACRES, +/-
  6. PUBLIC WATER AND SEWER SERVES THIS SITE.

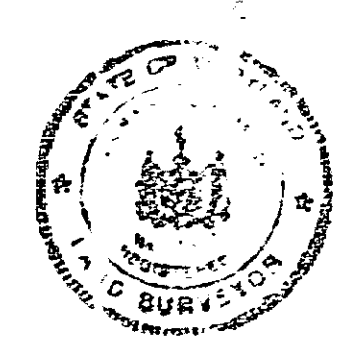
THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.

ZONING NOTES

1. TOTAL NUMBER OF LOTS REQUESTED FOR ZONING VARIANCE: 23.
2. VARIANCE REQUESTED FOR THE FOLLOWING LOTS:  
LOTS 17 THRU 22, LOTS 33 & 37, LOTS 45 THRU 49;  
PEAR VARD VARIANCE REQUESTED, 30 FEET IN LIEU OF REQUIRED 35 FEET.  
LOT 42, SIDE YARD VARIANCE REQUESTED, 30 FEET IN LIEU OF REQUIRED 35 FEET.

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCES & A SPECIAL HEARING.

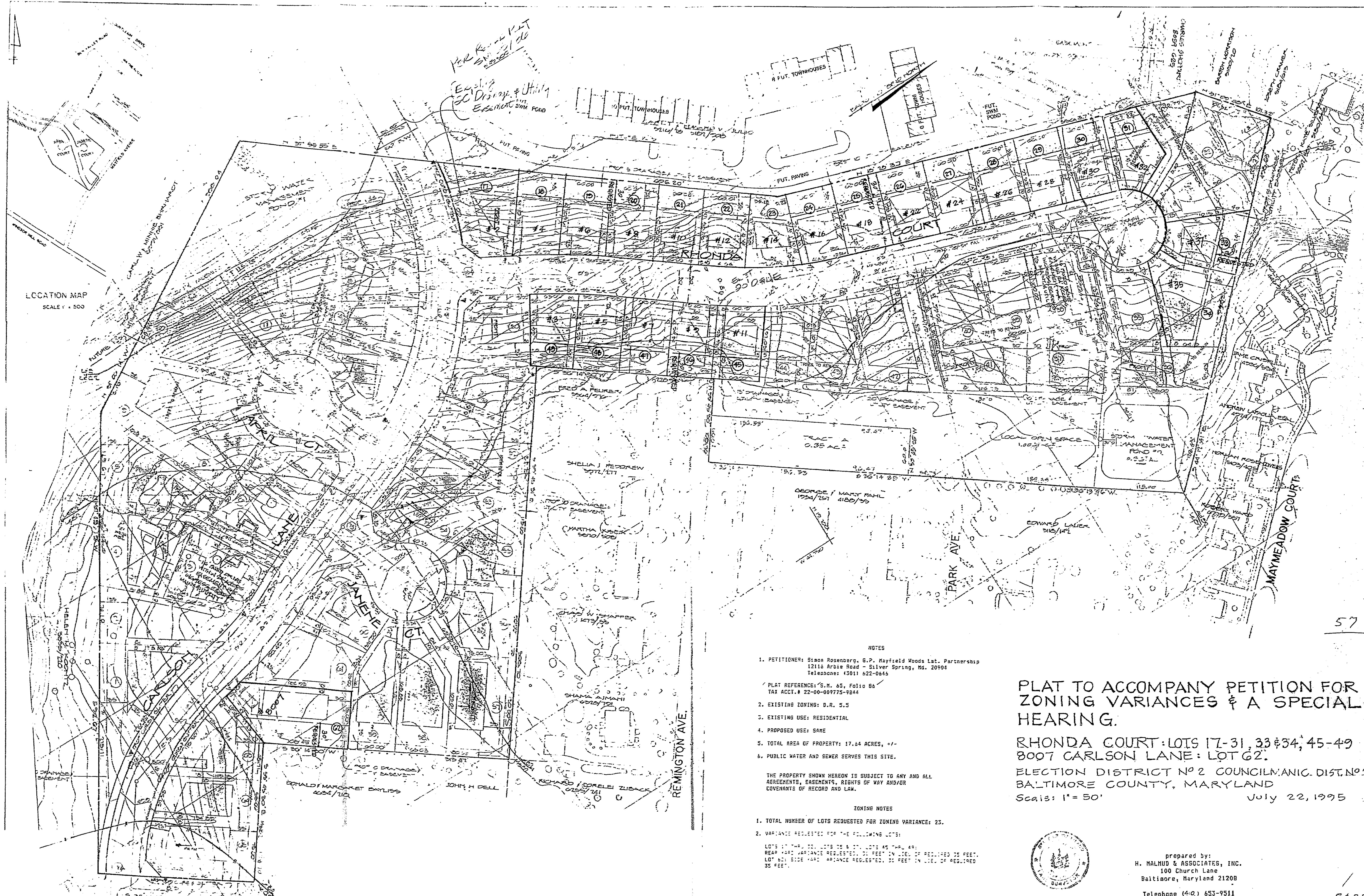
RHONDA COURT: LOTS 17-31, 33 & 34, 45-49  
8007 CARLSON LANE: LOT 62.  
ELECTION DISTRICT NO 2 COUNCILMANIC. DIST. NO 2  
BALTIMORE COUNTY, MARYLAND  
Scale: 1" = 50'



PETITIONER'S EXHIBIT No 1

prepared by:  
H. MALMUD & ASSOCIATES, INC.  
100 Church Lane  
Baltimore, Maryland 21208  
Telephone: (410) 653-9511





NOTES

1. PETITIONER: Stan Rosenberg, G.P. Mayfield Woods Lat. Partnership  
12118 Arbie Road - Silver Spring, Md. 20904  
Telephone: (301) 622-0645
2. PLAT REFERENCE: S.M. 65, Folio 66  
TAX ACCT. # 22-00-009775-9844
3. EXISTING ZONING: D.R. 5.5
4. EXISTING USE: RESIDENTIAL
5. PROPOSED USE: SAME
6. TOTAL AREA OF PROPERTY: 17.64 ACRES, +/-
7. PUBLIC WATER AND SEWER SERVES THIS SITE.

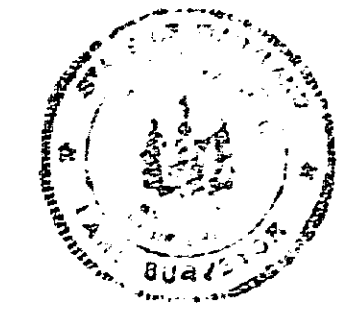
THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.

ZONING NOTES

1. TOTAL NUMBER OF LOTS REQUESTED FOR ZONING VARIANCE: 23.
2. VARIANCE REQUESTED FOR THE FOLLOWING LOTS:  
LOTS 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 45, 46, 47, 48, 49.  
REAR YARD VARIANCE REQUESTED: 30 FEET IN LIEU OF REQUIRED 35 FEET.  
LOT 31: SIDE YARD VARIANCE REQUESTED: 30 FEET IN LIEU OF REQUIRED 35 FEET.

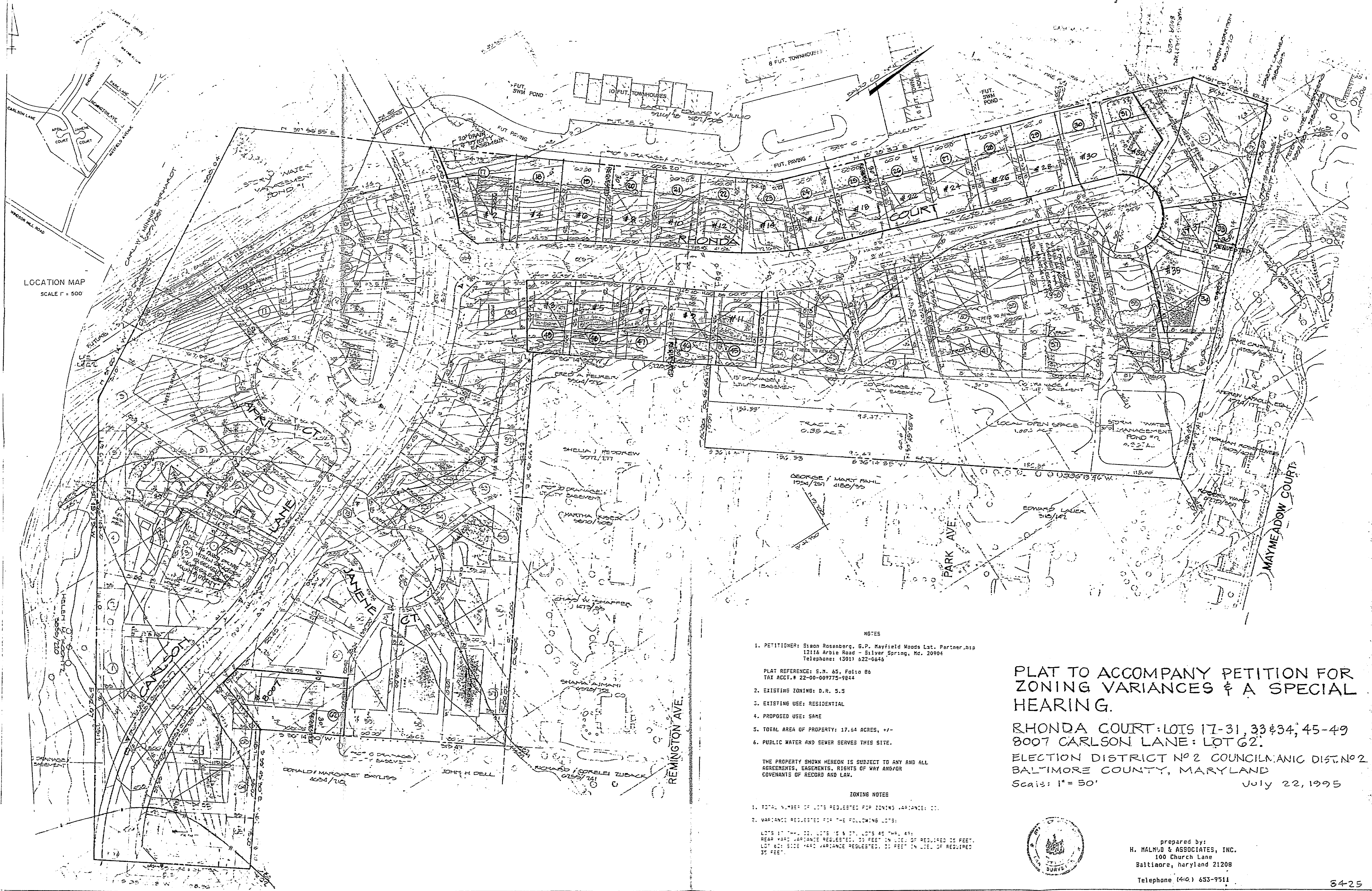
# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCES & A SPECIAL HEARING.

RHONDA COURT: LOTS 17-31, 33 & 34, 45-49  
8007 CARLSON LANE: LOT 62.  
ELECTION DISTRICT NO 2 COUNCILMANIC. DIST. NO 2  
BALTIMORE COUNTY, MARYLAND  
Scale: 1" = 50'



prepared by:  
H. MALMUD & ASSOCIATES, INC.  
100 Church Lane  
Baltimore, Maryland 21208  
Telephone (410) 653-9511





NOTES

1. PETITIONER: Sloan Rosenberg, G.P. Mayfield Woods Ltd. Partnership  
12116 Arbis Road - Silver Spring, Md. 20904  
Telephone: (301) 622-0646

PLAT REFERENCE: S.M. 65, Folio 86  
TAX ACCT. # 22-00-009775-9844

2. EXISTING ZONING: D.R. 5.5
3. EXISTING USE: RESIDENTIAL
4. PROPOSED USE: SAME
5. TOTAL AREA OF PROPERTY: 17.64 ACRES, +/-
6. PUBLIC WATER AND SEWER SERVES THIS SITE.

THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.

- ZONING NOTES
1. TOTAL NUMBER OF LOTS REQUESTED FOR ZONING VARIANCE: 22.
  2. VARIANCE REQUESTED FOR THE FOLLOWING LOTS:  
LOTS 17-24, 27, 33 & 34, 45-49.  
REAR YARD VARIANCE REQUESTED: 33 FEET IN LIEU OF REQUIRED 35 FEET.  
LOT 62: SIDE YARD VARIANCE REQUESTED: 33 FEET IN LIEU OF REQUIRED 35 FEET.

### PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCES & A SPECIAL HEARING.

RHONDA COURT: LOTS 17-31, 33 & 34, 45-49  
8007 CARLSON LANE: LOT 62.  
ELECTION DISTRICT NO 2 COUNCILMANIC DIST. NO 2  
BALTIMORE COUNTY, MARYLAND  
Scale: 1" = 50'

July 22, 1995



prepared by:  
H. MAHMUD & ASSOCIATES, INC.  
100 Church Lane  
Baltimore, Maryland 21208  
Telephone: (410) 653-9511